

# ***DEVELOPMENT FEES IN THE SAN FRANCISCO BAY AREA A SURVEY***





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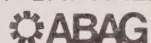
DEVELOPMENT FEES IN THE SAN FRANCISCO BAY AREA:

A SURVEY

February 1980

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ASSOCIATION OF BAY AREA GOVERNMENTS



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## INTRODUCTION

This is a report on a survey taken to assess the differences in development fees for new residential and commercial construction in the Bay Area. The purpose of the survey is to provide information which will enable local decision-makers to evaluate their development fees in comparison with those of other cities and counties in the region. This survey gathered information only on what local jurisdictions charge for development-related services. No attempt was made to assess the actual cost to cities or counties performing these services, nor to assess how these costs are or are not passed on to the consumer. There was no attempt to assess the length of time it takes to process these permits, and how this factor affects the developer's or the consumer's costs. What was assessed, however, was the pattern of development fees charged by local jurisdictions across the Bay Area.

In August of 1979 ABAG sent a development fee survey to every city and county in the region. The following cities responded to the survey and are included in this report:

### Alameda County

Albany  
Berkeley  
Emeryville  
Fremont  
Hayward  
Livermore  
San Leandro  
Union City

### San Mateo County

Burlingame  
Daly City  
Foster City  
Menlo Park  
Pacifica  
Portola Valley  
Redwood City  
San Bruno

### Contra Costa County

Antioch  
Clayton  
Concord  
El Cerrito  
Hercules  
Lafayette  
Martinez  
Moraga  
Pittsburg

### Santa Clara County

Gilroy  
Los Altos  
Los Altos Hills  
Mountain View  
Palo Alto  
San Jose  
Santa Clara  
Saratoga  
Sunnyvale

### Marin County

Corte Madera  
Novato  
San Rafael  
Sausalito  
Tiburon

### Solano County

Dixon  
Fairfield  
Suisun City  
Vacaville  
Vallejo

San Francisco

### Sonoma County

Cotati  
Rohnert Park  
Santa Rosa  
Sebastopol

The following counties responded:

Contra Costa  
Marin  
Napa

Santa Clara  
Solano  
Sonoma

For purposes of analysis, four hypothetical, but typical, structures were created. The buildings and their characteristics were selected specifically to represent a broad spectrum of types, so as to encompass the widest possible range of development fees. The hypothetical buildings are: (1) a three-bedroom, single-family home within a new subdivision of 100 such homes; (2) a seven-unit multi-family dwelling; (3) a restaurant seating 48 people; and (4) a print shop. Floor plans and basic statistics for each hypothetical structure can be found at the beginning of each chapter.

In an attempt to increase comparability across the Bay Area, it was assumed that the identical four structures would be built in the different cities and counties of the region. It was further assumed that each building would have the same valuation or construction cost across the Bay Area. Although this may have artificially inflated development fees in outlying areas (where valuation is lower), the majority of fees which are based on valuation are those for building permits and plan checks, which show only minor differences across the region.

The following development fees were studied: (1) planning fees, such as those assessed for rezoning, environmental studies, and map approval; (2) building department fees for building, plumbing, mechanical, and electrical permits; (3) "growth-impact" fees, such as those assessed for parks and schools; and (4) utility charges for storm drain, sewer, and water connections.

The most significant finding of this survey is the extremely wide variation in local government fees for residential and commercial construction. For example, total development fees for a seven unit multi-family dwelling range from a low of \$982 to a high of \$25,482 across the Bay Area. In general, cities with a high ratio of retail and industrial development to housing have lower development fees. A second general observation is that cities which are growing slowly, or not at all, have lower development fees, while some of the highest development fees are found among those cities which are developing most rapidly (see Figure 3). The high development fees in the rapidly growing areas are solely due to increases in growth-impact and utility costs, while planning and building fees remain the same (see Figure 4). Thus, high fees are used to help finance the facilities necessary for development, such as schools, roadways, parks, and sewer and water systems. Finally, on a per unit basis, the growth-impact and utility fees for the multi-family dwelling are lower than those for the single-family home. In short, it costs the developer less, on a per unit basis, to pay local government fees for higher density development.



Many cities have increased their fees in an attempt to compensate for the loss of property tax revenues or General Fund revenues that occurred after the passage of Proposition 13. Prior to the reduction of property taxes, fees for planning, utilities, and other services did not cover the cost of these services to local governments. Governments and existing residents, in effect, subsidized new developments via the property tax. With this source of income drastically reduced, it has become prohibitively expensive for localities to support large-scale development unless these developments go further towards paying for themselves--thus, the increase in fees.

Some fees have been doubled, or even tripled, and new fees (such as "bedroom taxes" and school impact fees) have been adopted. School impact fees in particular are being considered by a number of cities facing the prospect of overcrowded classrooms. Many cities have adopted some form of pay-as-you-go policy to cover the cost of development-related services. A typical example of the direction cities are headed occurred in a city which raised its fees in 1979 to cover 50% of the costs associated with planning services. This same city is now considering raising its fees to cover all of its planning costs. Other cities have already raised their fees to cover total current operating costs. One city has been able to pay for some advance planning out of its new fees, which have been designed primarily to affect large developers.

No single criterion or methodology has been used by Bay Area cities in setting new rates after the passage of Proposition 13. Many cities have raised fees by, for example, doubling their existing rates. Other cities, however, have instituted a "time and materials" or "staff time" charge. In this system, the fee is based upon the length of time the job takes to complete, at a rate of from \$15 to \$32 per hour. This method is most likely to be used for reviewing an Environmental Impact Report (EIR) document and for checking final subdivision maps, although some cities have instituted it for a great many more of their development-related services.

Based on the pattern uncovered, it is clear that the relationship between development fees, building prices, and rate of development is a complex one. We do not know what impact development fees have on the decision to construct housing. What we do know is that development fees are highest in communities undergoing the most rapid growth, and that units sold in such areas tend to be priced lower than units sold in areas of lower fees. Furthermore, in all areas, development fees are only a small percentage of total building costs. There are many reasons why more housing is being built in the outlying areas, land availability and land cost being two important ones. We can only speculate that in these areas, high fees alone do not seem to act as a strong constraint on housing construction, and that low fees alone do not seem to be producing housing in the inner areas.

Although not as obvious a target of increased fees as residential construction, commercial and industrial developments are also paying higher fees to local governments. In general, jurisdictions which

charge high fees for housing charge high fees for other types of construction as well (see the percentile rankings in Table 5).

While an increase in the charge for rezoning, or water connections, obviously affects all development, it is especially interesting that industrial and commercial units are not immune to growth-impact fees: construction and capital improvement taxes, bridge, park and traffic impact fees, to name a few. One jurisdiction even charges such developments a "bedroom" tax (computed on the number of square feet in the building). However, there are far fewer jurisdictions charging growth-impact fees to industrial and commercial development than there are those charging such fees to residential development.

This report is divided into four chapters, based on the four structures used. Histograms for most of the fees are shown, so as to clearly present the fee distribution for the fifty-five responding jurisdictions (48 cities and seven counties). The cost in dollars is plotted against the number of cities charging this amount. Each circle stands for one city or county. An answer of "not available" indicates that the fee could not be accurately determined in this particular case. This was usually because the fee was based either on the staff time necessary for the service, or on a certain percentage of the cost of improvements. A "missing" answer indicates that the fee is included in another charge, and could not be separated out. The phrase, "0 means no charge or no cost in this case" indicates that the respondents either answered "no cost" or left blank the space provided for that particular fee. The median (midpoint) was considered the most useful statistic because it is not weighted by a small number of very high values, something which occurred frequently in the responses.

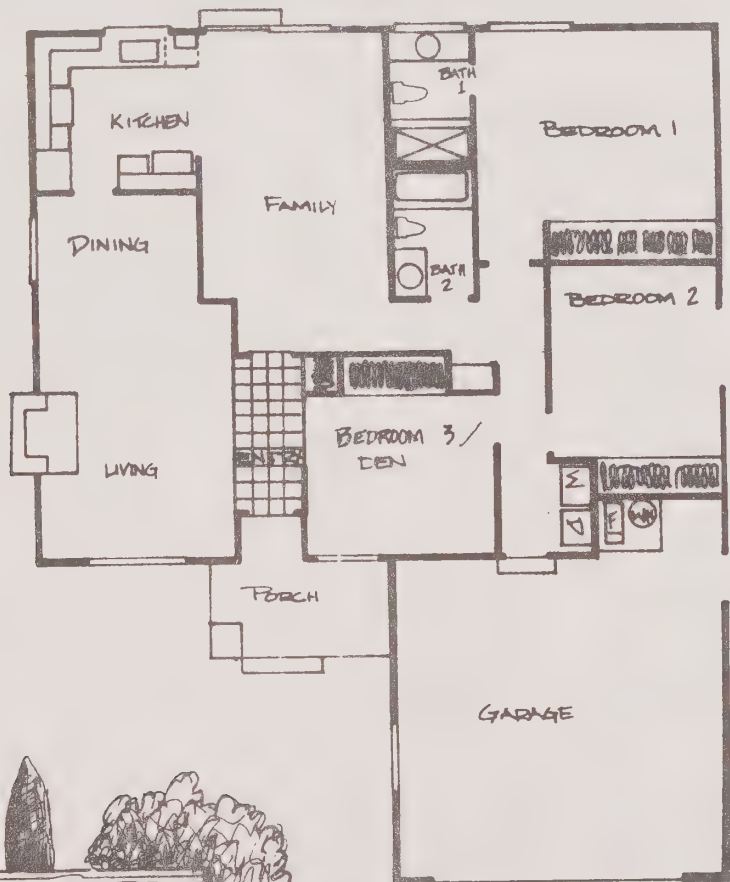
A display of all the fees gathered may be found in Tables 1 through 4, in the Appendix. The column numbers in these tables correspond with the histogram numbers. The columns for "other planning fees" and "other growth-impact fees" do not have corresponding histograms because such histograms would not have made sense. Therefore, the histogram numbers are not always consecutive; a skipped histogram number indicates an "other" column in the final table. The Appendix also contains a percentile ranking of total development fees of each of the four structures for all of the responding jurisdictions (Table 5).



## I. SINGLE-FAMILY HOME

Figure 1 shows the floor plan of the home chosen as the prototypical single-family unit. Figure 2 displays the statistics necessary to put this home through the development process. For the subdivision, we have assumed that where the locality provides an option, the following planning services are required: general plan amendment, rezoning, planned unit development (PUD), initial environmental study, Environmental Impact Report (EIR), and a grading permit for 100 cubic yards. We have also assumed that water and sewage facilities are in place, and that individual homes merely have to be connected with existing mains.

*Figure 1.*



Residence A: SINGLE FAMILY HOME IN SUBDIVISION

I. BASIC STATISTICS

total area of site: 25 acres  
 # individual units: 100  
 individual lot size: 5500 sq. ft.  
 # bedrooms per unit: 3  
 sq. footage per unit: 1434  
 building classification: V (wood  
 frame; good)  
 valuation per sq. ft.: \$38.48  
 total valuation per unit: \$55,180  
 impervious sq. footage per unit: 2121

II. PLANNING INFORMATION

general plan amendment: yes  
 rezoning: yes  
 planned unit development: yes  
 prelim. development plan: yes  
 prelim. map: yes  
 tentative map: yes  
 variance: no  
 negative declaration: yes  
 EIR: yes  
 grading permit: 100 cu. yds.

III. PLUMBING INFORMATION PER UNIT

toilets, flush tank:	2
bathtubs:	1
showers:	1
bathroom sinks:	2
kitchen sinks:	2
floor drains	1
dishwashers	1
washing machines:	1
TOTAL PLUMBING	
FIXTURES	11

disposals: 1  
 storm drain: 1(a)  
 lawn sprinkler  
 system: no  
 water meter size: 3/4"  
 # gas appliances: 5(b)

- (a) 1 per subdivision @ \$100,000  
 (b) dryer, water heater, stove and  
 oven, central furnace, gas flue  
 in fireplace

IV. ELECTRICAL INFORMATION PER UNIT

circuits:	10
switch outlets:	10
lighting and receptacle outlets:	32
incandescent lighting fixtures:	12
220 volt outlets:	0
service (amps)	200
dishwasher:	1
disposal	1
fans	1

V. MECHANICAL INFORMATION PER STRUCTURE

heating/cooling system: central furnace  
 under 100,000 BTU  
 extra ventilation fans: 1  
 hood with mechanical exhaust: 1

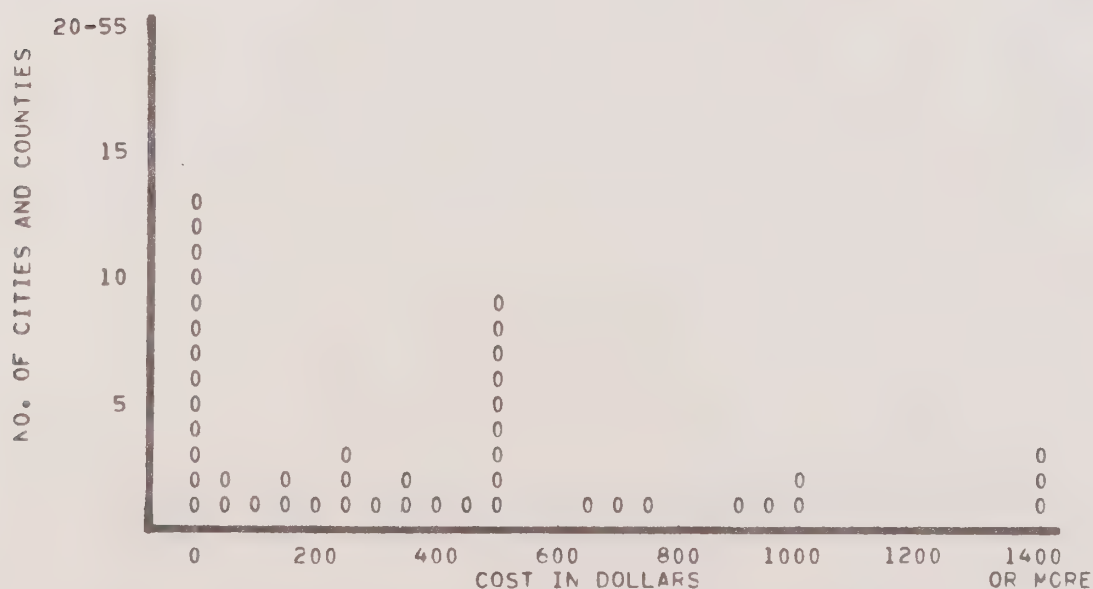
## A. PLANNING FEES

Histograms 1 to 4 present the distribution of fees for a general plan amendment, a rezoning, a PUD (Planned Unit Development) and a conditional use permit for a subdivision of 100 single-family homes. (Note: for planning fees only, totals are presented for the subdivision as a whole.) A general plan amendment and a rezoning are often necessary when putting in a subdivision. A PUD is a particular kind of rezoning, providing greater zoning flexibility. For example, a PUD might provide for cluster housing and higher densities than those allowed by the zoning ordinance. A conditional use permit must be obtained for certain enumerated uses not automatically allowed by the zoning ordinance.

Some localities require all of the above processes for the subdivision, while others require particular combinations. For example, El Cerrito includes its use permit in the PUD fee, while Moraga combines a PUD and a rezoning in one fee, and Cotati charges for a general plan amendment and a rezoning, while not requiring a PUD or use permit. Thus, Histogram 5 presents the totals of these four fees, and represents a more accurate picture than that of any one of the individual fees.

The median charge for a general plan amendment is \$500, although the fee can be as low as \$50 and as high as \$2250. A rezoning fee ranges from \$100 to \$6350, with a median fee of \$375. A PUD ranges in cost from \$75 to \$3500, with a median of \$500. A use permit fee varies from \$25 to \$2650, with most fees falling in the \$100 range.

1. GENERAL PLAN AMENDMENT FEES, 100 SINGLE-FAMILY HOMES  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

6 ANSWERED NOT APPLICABLE

3 ANSWERED NOT AVAILABLE

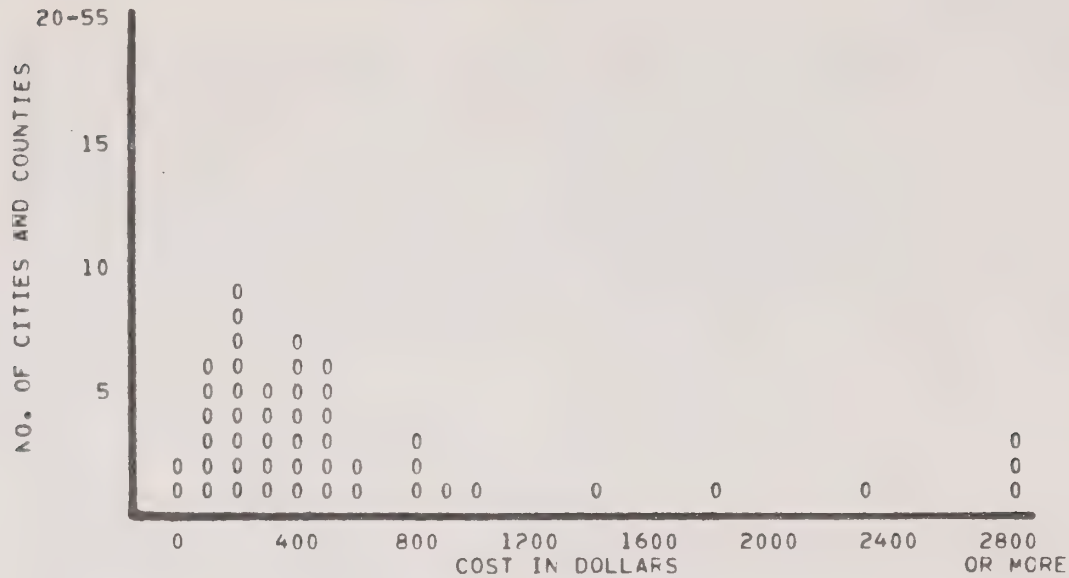
0 ANSWERS WERE MISSING

MEAN = \$ 589

MEDIAN=\$ 500



2. REZONING FEES, 100 SINGLE-FAMILY HOMES  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

2 ANSWERED NOT APPLICABLE

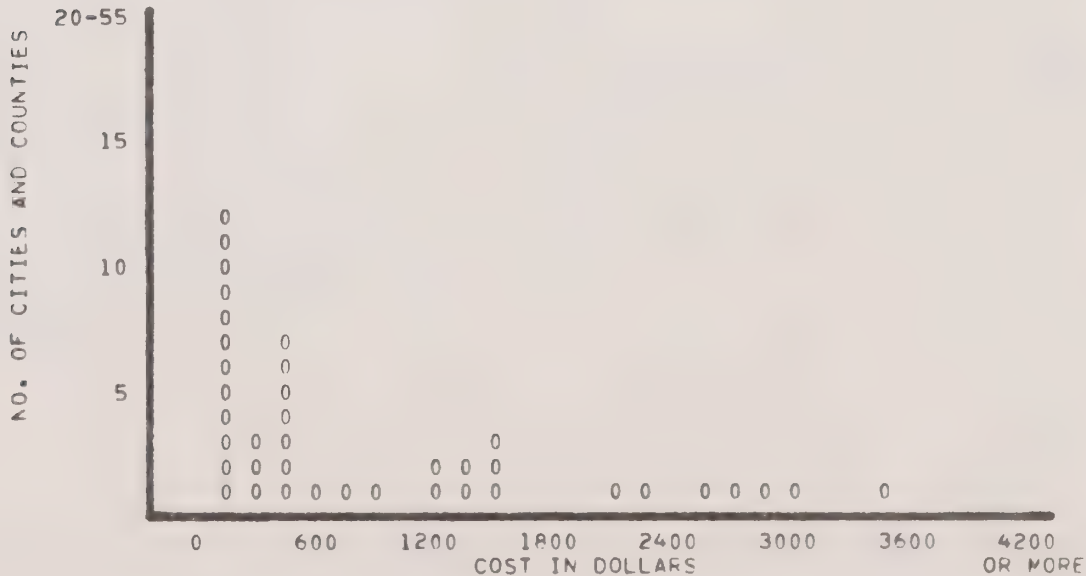
1 ANSWERED NOT AVAILABLE

4 ANSWERS WERE MISSING

MEAN = \$ 747

MEDIAN=\$ 375

3. PLANNED UNIT DEVELOPMENT FEES, 100 SINGLE-FAMILY HOMES  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

11 ANSWERED NOT APPLICABLE

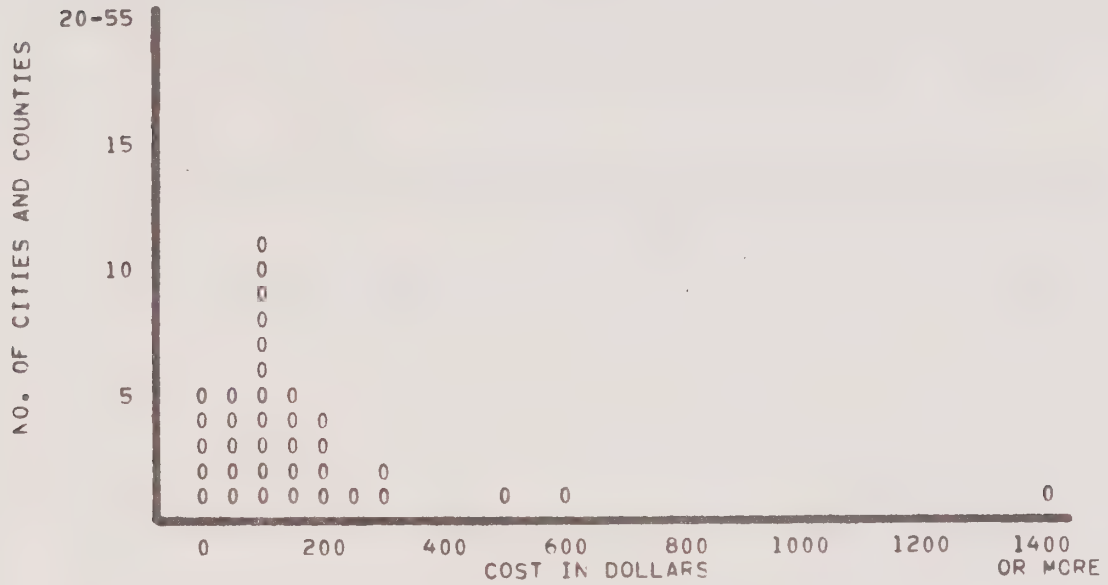
1 ANSWERED NOT AVAILABLE

4 ANSWERS WERE MISSING

MEAN = \$ 939

MEDIAN=\$ 500

4. USE PERMIT FEES, 100 SINGLE-FAMILY HOMES  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

14 ANSWERED NOT APPLICABLE

0 ANSWERED NOT AVAILABLE

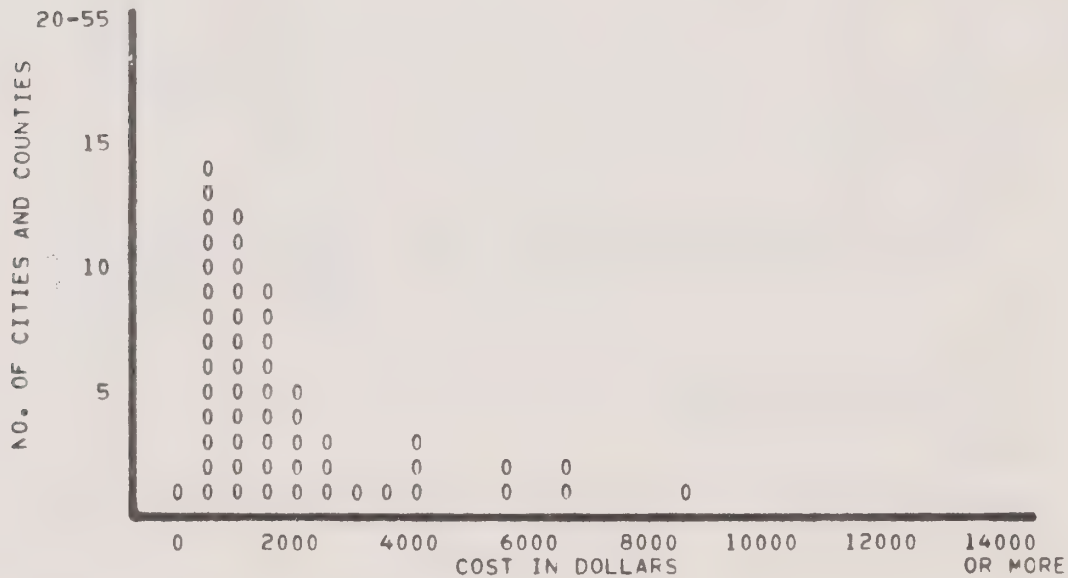
5 ANSWERS WERE MISSING

MEAN = \$ 235

MEDIAN=\$ 100

The median charge to the 100 unit subdivision for these four services is \$1250, with a low of \$100, and a high of \$8500. Most jurisdictions charge a flat rate, although a few charge a flat rate plus a certain amount per lot or per acre for either the rezoning or the PUD. Portola Valley computes its fee for a general plan amendment by staff time; Corte Madera does this for a general plan amendment, a rezoning and a PUD.

5. SUM OF AMENDMENT, REZONING, PUD AND USE FEES. 100 SINGLE-FAMILY HOMES  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

0 ANSWERED NOT APPLICABLE

1 ANSWERED NOT AVAILABLE

0 ANSWERS WERE MISSING

MEAN = \$ 1841

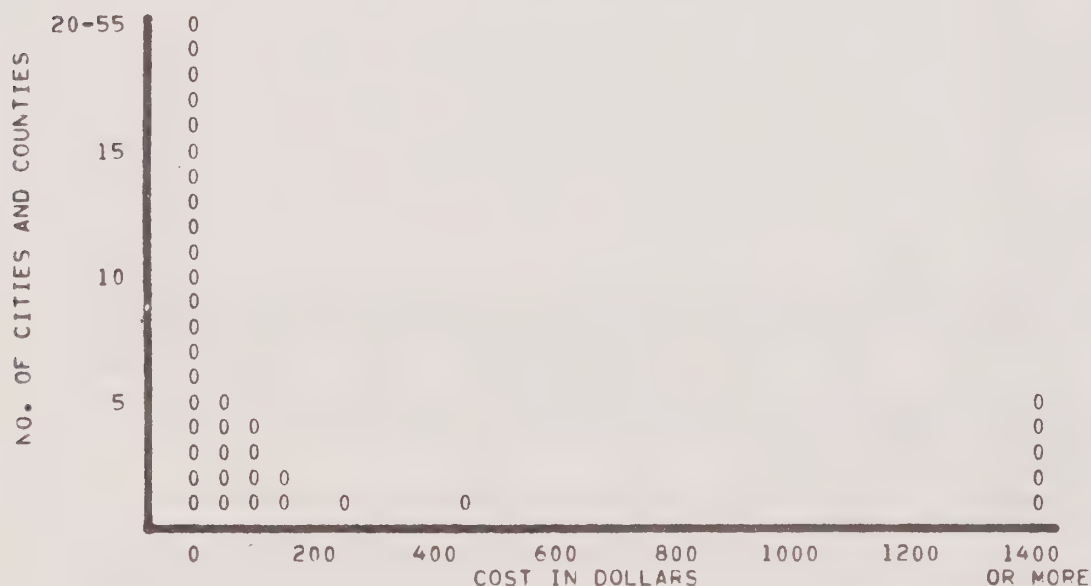
MEDIAN=\$ 1250



## Review

Histogram 6 displays the fee distribution for design review. A design review is not required by all of the jurisdictions responding, and where it is, there is often no charge for it. There is a wide range of fees for the 33% of the respondents who do charge, from \$15 to \$10,000 for the subdivision. Most communities charge a flat rate, and some charge by the unit. Cotati bases its rate on square footage, and Vallejo charges per building plan.

6. DESIGN REVIEW FEES, 100 SINGLE-FAMILY HOMES  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

12 ANSWERED NOT APPLICABLE

0 ANSWERED NOT AVAILABLE

4 ANSWERS WERE MISSING

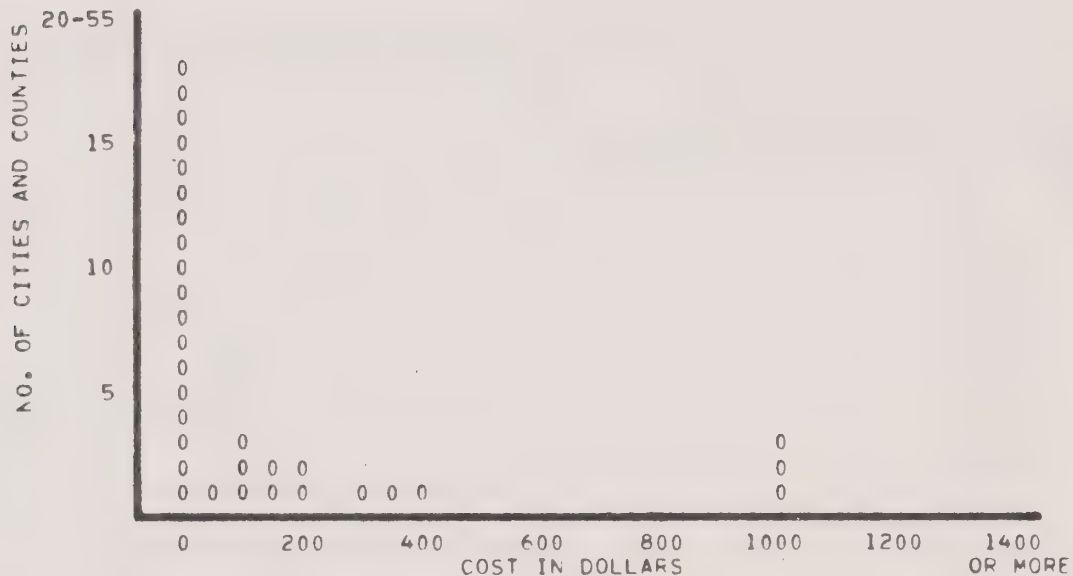
MEAN = \$ 1742

MEDIAN=\$ 100

THE BAR THAT EXCEEDS 20 ENTRIES HAS 21 ENTRIES

Only about 20% of the respondents have a separate charge for site plan review. The fee ranges from \$100 to \$1000, with a median fee of \$200. About half charge by the unit, while the other half charge a flat fee. This is shown in Histogram 7.

7. SITE PLAN REVIEW FEES, 100 SINGLE-FAMILY HOMES  
TOTAL NO. OF CITIES AND COUNTIES = 55

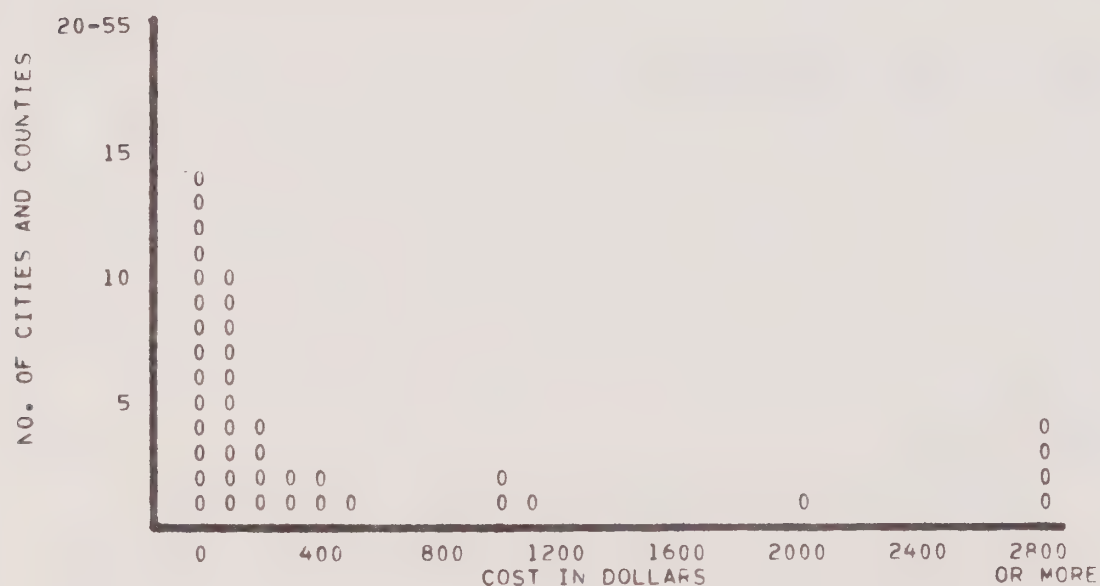


0 MEANS NO CHARGE OR NO COST IN THIS CASE

16 ANSWERED NOT APPLICABLE  
1 ANSWERED NOT AVAILABLE  
6 ANSWERS WERE MISSING

MEAN = \$ 363  
MEDIAN=\$ 200

8. SUM OF DESIGN AND SITE PLAN REVIEW FEES, 100 SINGLE-FAMILY HOMES  
TOTAL NO. OF CITIES AND COUNTIES = 55



10 ANSWERED NOT APPLICABLE  
1 ANSWERED NOT AVAILABLE  
3 ANSWERS WERE MISSING

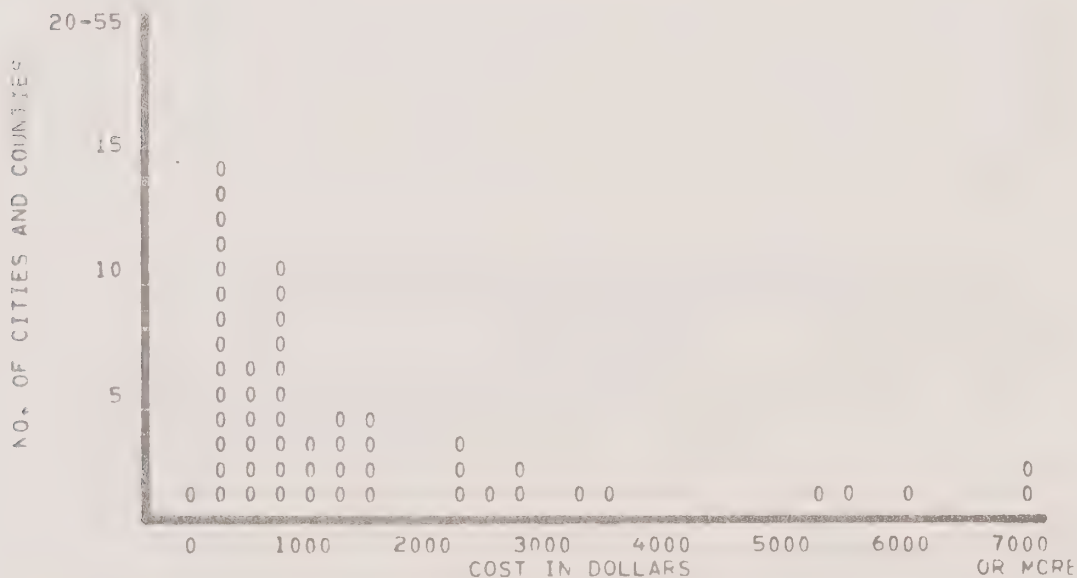
MEAN = \$ 1349  
MEDIAN = \$ 225



## Maps

Histograms 9 and 10 display the fee distribution for a tentative subdivision map and a final map, respectively. The median fee for a tentative subdivision map for the subdivision is \$750, with a wide range of from \$10 to \$12,300. While most jurisdictions base the fee on the number of lots, some cities charge a flat rate, while others charge a flat rate plus staff time.

9. TENTATIVE MAP FEES, 100 SINGLE-FAMILY HOMES  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

0 ANSWERED NOT APPLICABLE

0 ANSWERED NOT AVAILABLE

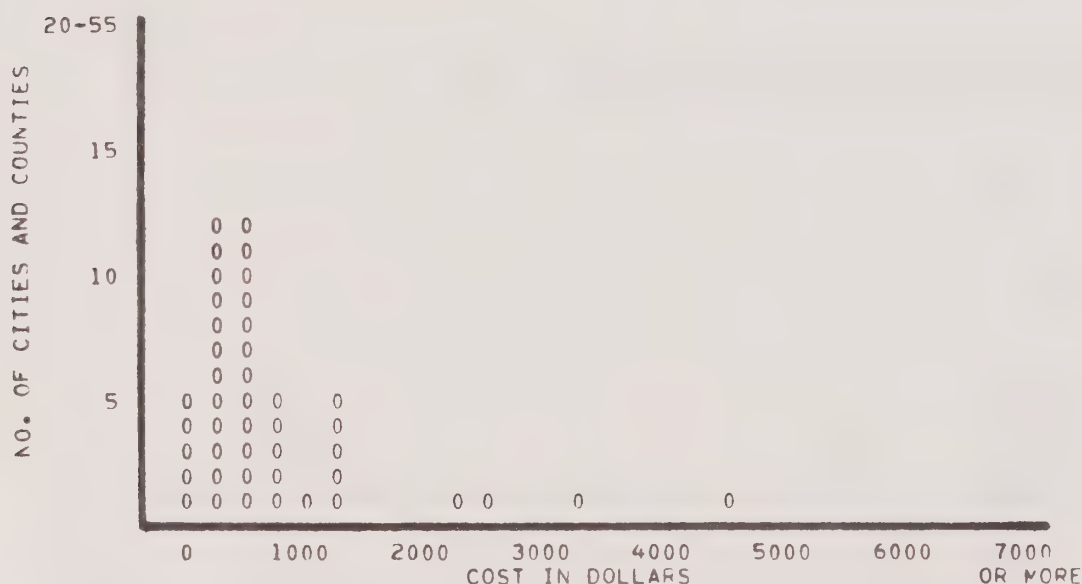
0 ANSWERS WERE MISSING

MEAN = \$ 1625

MEDIAN=\$ 750

The median fee for checking and filing the final subdivision map is \$550, with a low of \$25 and a high of \$4400. While most jurisdictions charge either a flat fee or a fee based on the number of lots, Tiburon and Sebastopol fix this fee at cost (essentially how long it takes the town engineers to check the map), while other cities charge a percentage of the improvement costs.

10. FINAL MAP CHECK FEES, 100 SINGLE-FAMILY HOMES  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

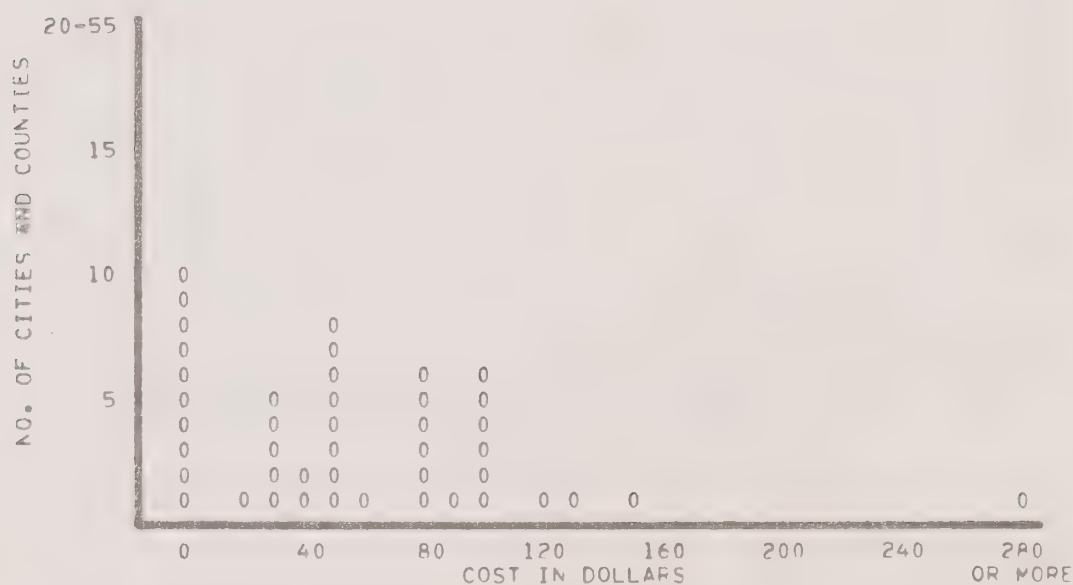
4 ANSWERED NOT APPLICABLE  
2 ANSWERED NOT AVAILABLE  
5 ANSWERS WERE MISSING

MEAN = \$ 807  
MEDIAN=\$ 550

## Environmental Studies

Histograms 11 and 12 display the fee distribution for an initial environmental study and an EIR, respectively. About half the jurisdictions do not charge for an initial environmental study if the determination is that an EIR is necessary. For those that do charge, the median fee is \$63 with a relatively narrow range of \$15 to \$350. Two jurisdictions charge the staff time necessary for its preparation, while the others charge a flat rate.

11. INITIAL ENVIRONMENTAL STUDY FEES, 100 SINGLE-FAMILY HOMES  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

7 ANSWERED NOT APPLICABLE

3 ANSWERED NOT AVAILABLE

1 ANSWERS WERE MISSING

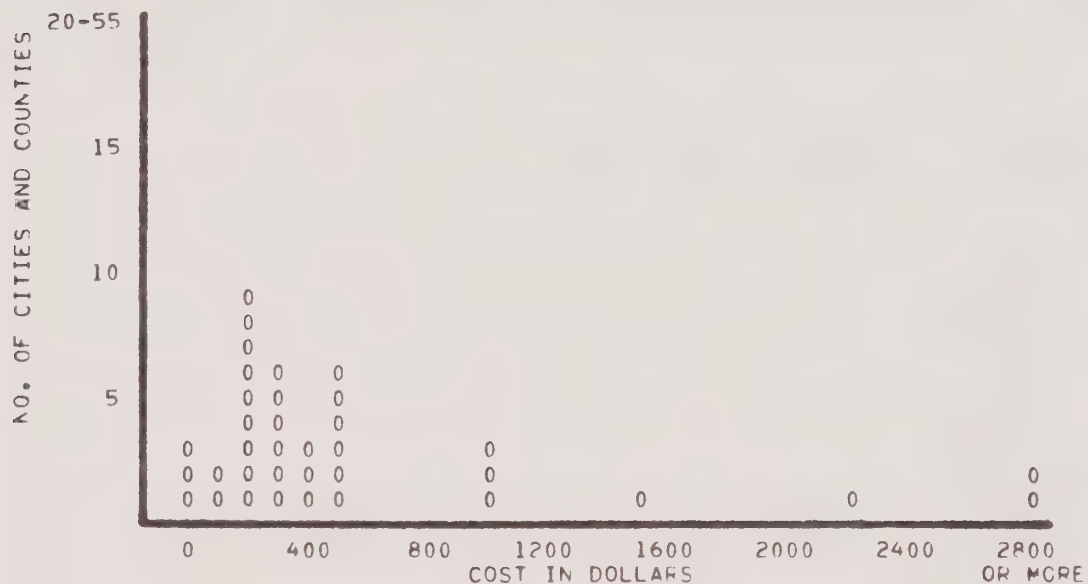
MEAN = \$ 75

MEDIAN = \$ 63



For those jurisdictions charging a flat fee for EIR processing, the median charge is \$300. About half charge the staff time necessary to review the EIR. Moraga and San Rafael charge a flat fee plus staff time, while Menlo Park charges a flat fee plus 20% of the cost of the EIR. Daly City does not require the preparation of an EIR.

12. EIR PROCESSING FEES, 100 SINGLE-FAMILY HOMES  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

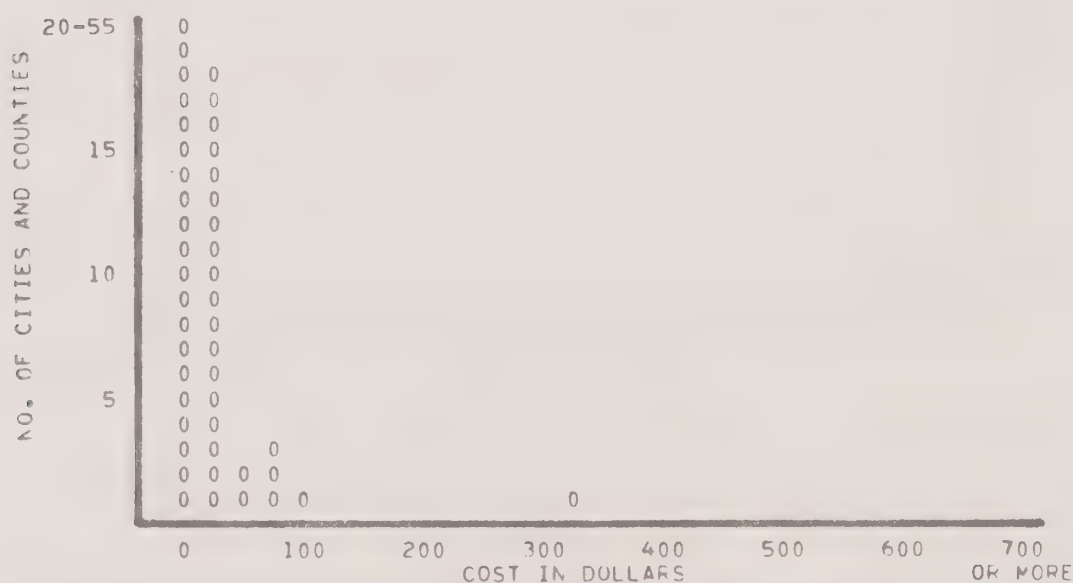
2 ANSWERED NOT APPLICABLE  
9 ANSWERED NOT AVAILABLE  
8 ANSWERS WERE MISSING

MEAN = \$ 1073  
MEDIAN=\$ 300

## Encroachment Permit Fees

Encroachment permit fees, displayed in Histogram 13, are charged by about half the survey respondents. They are necessary when utility construction extends into the public right-of-way. The median fee for the permit is \$25, with a low of \$5 and a high of \$328. The majority of the jurisdictions charge a flat fee, although three jurisdictions charge a percentage of the improvements; one includes it in the building permit fee; and another includes it in its inspection fee for public works (see below).

13. ENCROACHMENT PERMIT FEES, 100 SINGLE-FAMILY HOMES  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

4 ANSWERED NOT APPLICABLE

1 ANSWERED NOT AVAILABLE

2 ANSWERS WERE MISSING

MEAN = \$ 43

MEDIAN=\$ 25

THE BAR THAT EXCEEDS 20 ENTRIES HAS 23 ENTRIES

## Grading Permit Fees

The median fee for a permit for 100 cubic yards of grading is \$21, with a low of \$8 and a high of \$300. One jurisdiction includes the cost in its plan check fee, and one includes it in a single \$250 site development fee. One jurisdiction charges a percentage of the cost of grading, while another charges a percentage of the improvements.

## Total Planning Fees

Histogram 14 presents the range of total planning fees for the subdivision. The totals ranged from \$175 to \$20,475, with a median total of \$4068.

14. TOTAL PLANNING FEES, 100 SINGLE-FAMILY HOMES  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

0 ANSWERED NOT APPLICABLE

0 ANSWERED NOT AVAILABLE

0 ANSWERS WERE MISSING

MEAN = \$ 5326

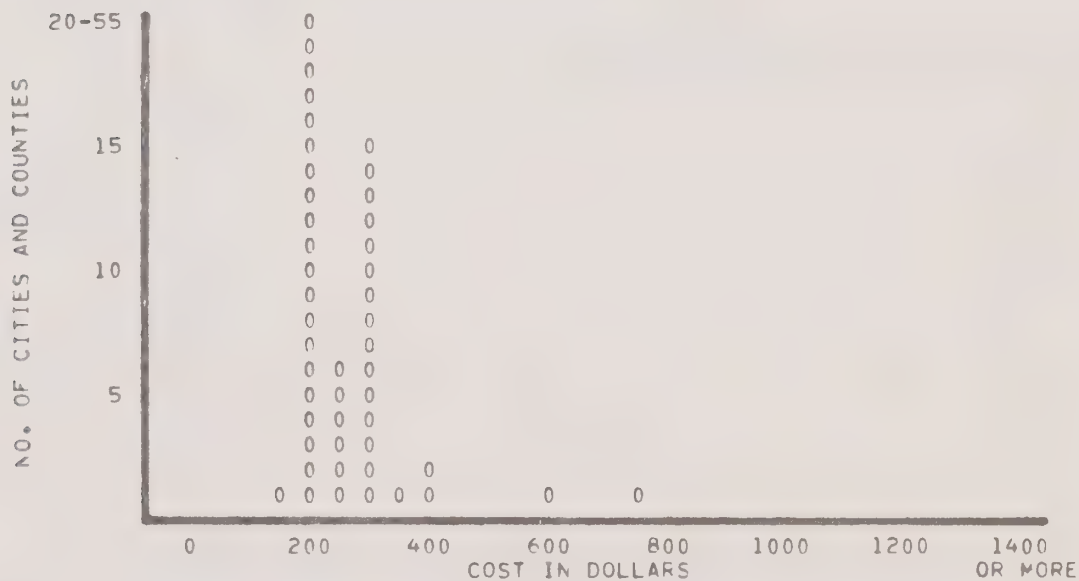
MEDIAN=\$ 4068



## B. BUILDING FEES

Building permits are based upon valuation, and most localities use the Uniform Building Code (UBC). Differences are primarily due to what year of the UBC is being used. One building inspector has noted that his city adopted the 1979 report of the Code Changes Committee faster than usual, and it is likely that this practice will become popular. As shown in Histogram 15, building permit fees range from \$170 to \$740 for the single-family home, with clusters in the \$197 and the \$300 ranges.

15. BUILDING PERMIT FEES, SINGLE-FAMILY HOME  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

0 ANSWERED NOT APPLICABLE

0 ANSWERED NOT AVAILABLE

0 ANSWERS WERE MISSING

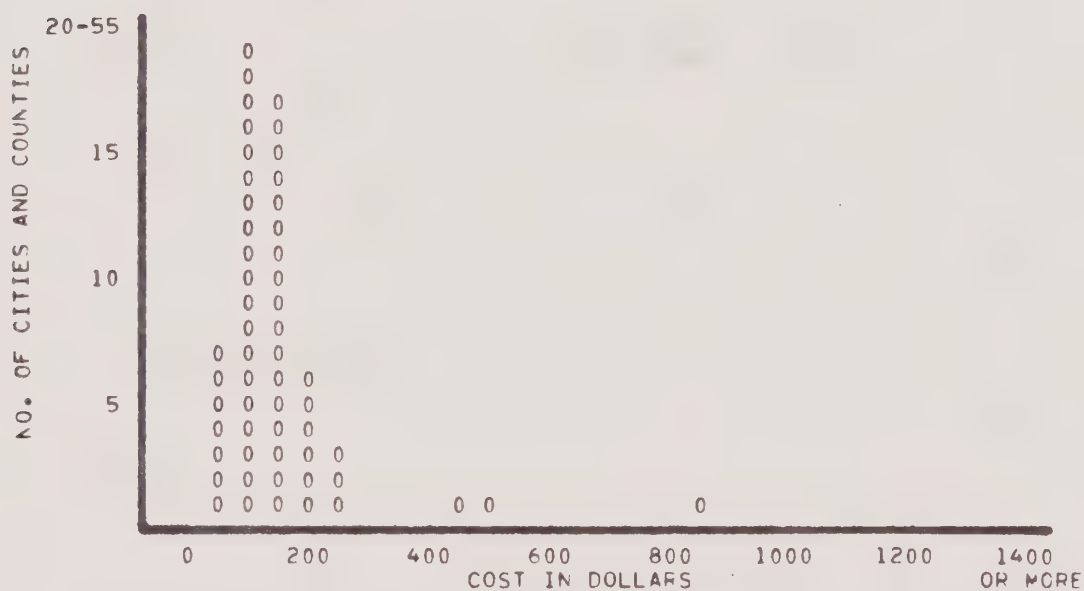
MEAN = \$ 257

MEDIAN=\$ 207

THE BAR THAT EXCEEDS 20 ENTRIES HAS 28 ENTRIES

Plan check fees are most often 50% to 60% of the building permit. They range from a low of \$1 to a high of \$828 (Histogram 16). The \$1 fee is based on the fact that two localities charge one plan check fee of \$99.50 per floor plan, and in this case the plans are all identical. A few localities have a higher plan check fee than building permit fee.

16. PLAN CHECK FEES, SINGLE-FAMILY HOME  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

0 ANSWERED NOT APPLICABLE

0 ANSWERED NOT AVAILABLE

0 ANSWERS WERE MISSING

MEAN = \$ 146

MEDIAN=\$ 129

Plumbing, mechanical and electrical permits are based on either number of fixtures, square footage, or (in about 25% of the cases) a percentage of the relevant contract. The median fee for a plumbing permit is \$37; for a mechanical permit, \$19; and for an electrical permit, \$30 (Histograms 17, 18, and 19, respectively). Histogram 20 displays total building permits for a single-family home. The totals range from \$254 to \$1688.

17. PLUMBING PERMIT FEES, SINGLE-FAMILY HOME  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

0 ANSWERED NOT APPLICABLE

0 ANSWERED NOT AVAILABLE

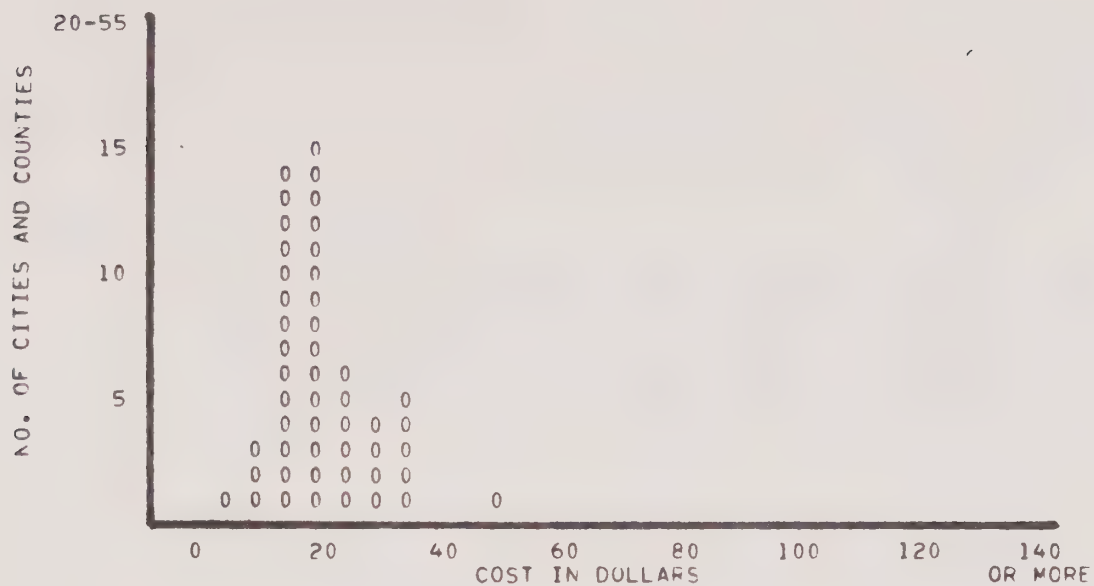
4 ANSWERS WERE MISSING

MEAN = \$ 45

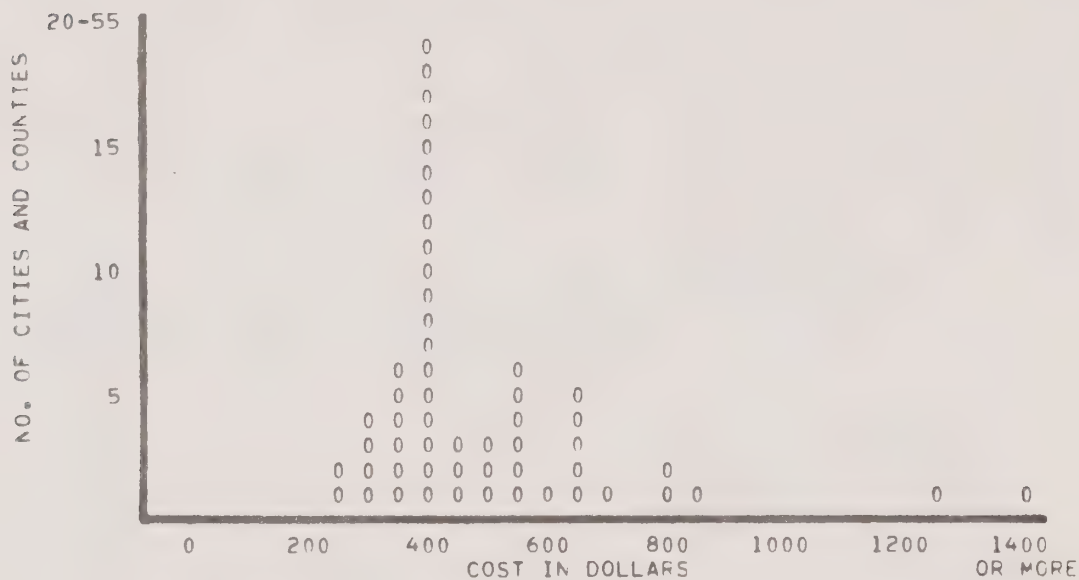
MEDIAN = \$ 37



18. MECHANICAL PERMIT FEES, SINGLE-FAMILY HOME  
TOTAL NO. OF CITIES AND COUNTIES = 55



20. TOTAL BUILDING FEES, SINGLE-FAMILY HOME  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

0 ANSWERED NOT APPLICABLE

0 ANSWERED NOT AVAILABLE

0 ANSWERS WERE MISSING

MEAN = \$ 496

MEDIAN=\$ 401

## C. GROWTH-IMPACT FEES

A variety of fees are categorized under the term "growth-impact": inspection fee for public works improvements, park fee, school impact fee, occupancy tax, tax on residential construction, and similar taxes. What these fees have in common is that they attempt to allay the impact of new development on the community, whether that impact be on public works or on the school system.

### Inspection Fee for Public Works

Only six localities charge a flat fee for inspecting public works. The median fee is \$100, with a range of \$30 to \$2526. Twenty-one jurisdictions assess the fee at from one to six percent of the value of the improvements made. Three jurisdictions charge the cost of making the inspection (at a fixed rate of from \$15 to \$32 per hour), while one jurisdiction includes the fee in its building permit, and another, in its encroachment permit.

### Park Dedication Fee

Twenty-nine jurisdictions charge a park fee. As Histogram 21 illustrates, the fee ranges from \$25 to \$2250 for a single-family home, with a median fee of \$589. Some localities (including Saratoga, Clayton, Pittsburg, Corte Madera, Sebastopol and Mountain View) base their park fee on a certain amount of land per unit to be set aside. The developer has the option of paying an in-lieu fee, which is dependent on the value of land in that particular community. These responses are listed as "not available" in the histogram.

#### 21. PARK FEES, SINGLE-FAMILY HOME

TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

0 ANSWERED NOT APPLICABLE

5 ANSWERED NOT AVAILABLE

0 ANSWERS WERE MISSING

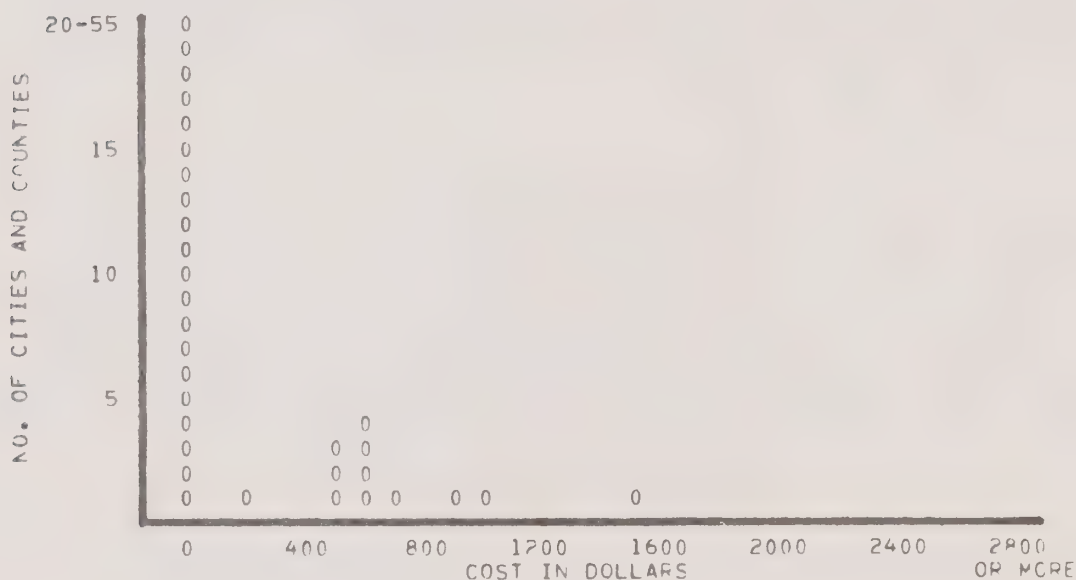
THE BAR THAT EXCEEDS 20 ENTRIES HAS 21 ENTRIES

MEAN = \$ 678

MEDIAN=\$ 589

Twelve localities assess a school impact fee. As Histogram 22 shows, the range is from \$200 to \$1500 per home, with a median fee of \$600. Most localities assess a flat fee per unit, although some base their fees on the number of bedrooms in the home.

22. SCHOOL IMPACT FEES, SINGLE-FAMILY HOME  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

0 ANSWERED NOT APPLICABLE  
0 ANSWERED NOT AVAILABLE  
0 ANSWERS WERE MISSING

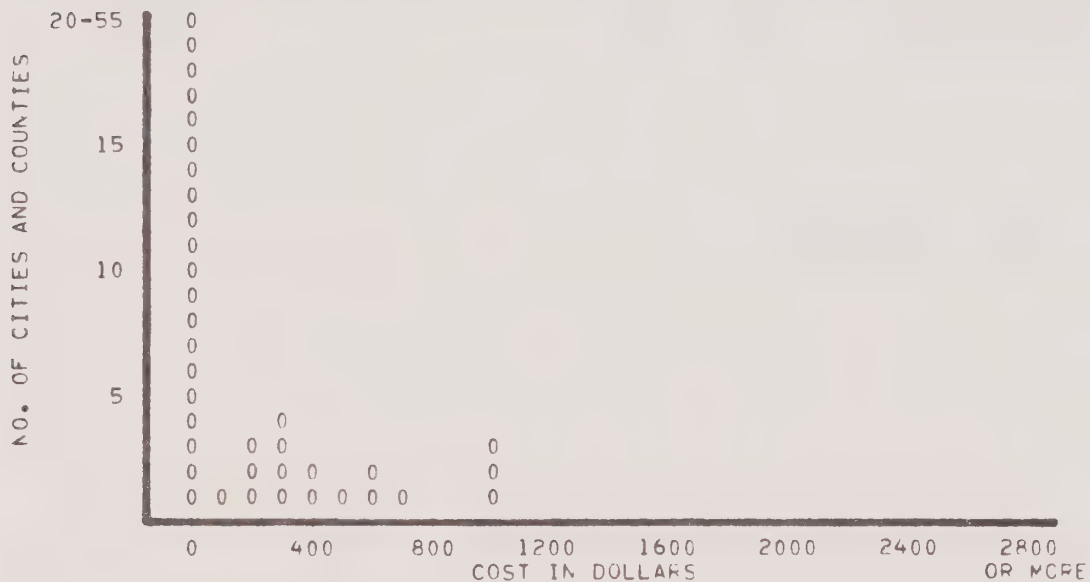
MEAN = \$ 682  
MEDIAN = \$ 600

THE BAR THAT EXCEEDS 20 ENTRIES HAS 43 ENTRIES



Four jurisdictions assess an occupancy tax on single-family homes, ranging from \$100 to \$1215. Seventeen jurisdictions tax residential construction (Histogram 23). This tax is based on either the number of bedrooms, the valuation, the square footage, or a flat rate per home, and ranges from a low of \$20 to a high of \$1000. The median tax is \$383 per home.

23. TAX ON RESIDENTIAL CONSTRUCTION, SINGLE-FAMILY HOME  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

0 ANSWERED NOT APPLICABLE  
0 ANSWERED NOT AVAILABLE  
0 ANSWERS WERE MISSING

MEAN = \$ 459  
MEDIAN=\$ 383

THE BAR THAT EXCEEDS 20 ENTRIES HAS 38 ENTRIES

Menlo Park charges a traffic impact fee and an impact plan check fee. Vallejo assesses a bridge fee, Lafayette a walkways fee, and Cotati, Los Altos Hills and Sebastopol a bedroom tax. Other impact fees include: a capital improvement fee in Dixon and Pacifica; a valuation tax of \$1 per \$1000 over \$200,000 in valuation in San Bruno (for a total of \$53 per home); a signalization acreage fee for traffic in Pittsburg; and a building and structures tax in San Jose.

Histogram 25 presents the total growth fees per single-family home. The median total is \$900, with a range of \$25 to \$3190. Four jurisdictions do not charge any growth-impact fees. It should be noted that these figures are lower than the true cost, because certain fees (especially the inspection fee for public works and the park fee) could not be accurately estimated.

25. TOTAL GROWTH IMPACT FEES, SINGLE-FAMILY HOME  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

0 ANSWERED NOT APPLICABLE

1 ANSWERED NOT AVAILABLE

0 ANSWERS WERE MISSING

MEAN = \$ 1123

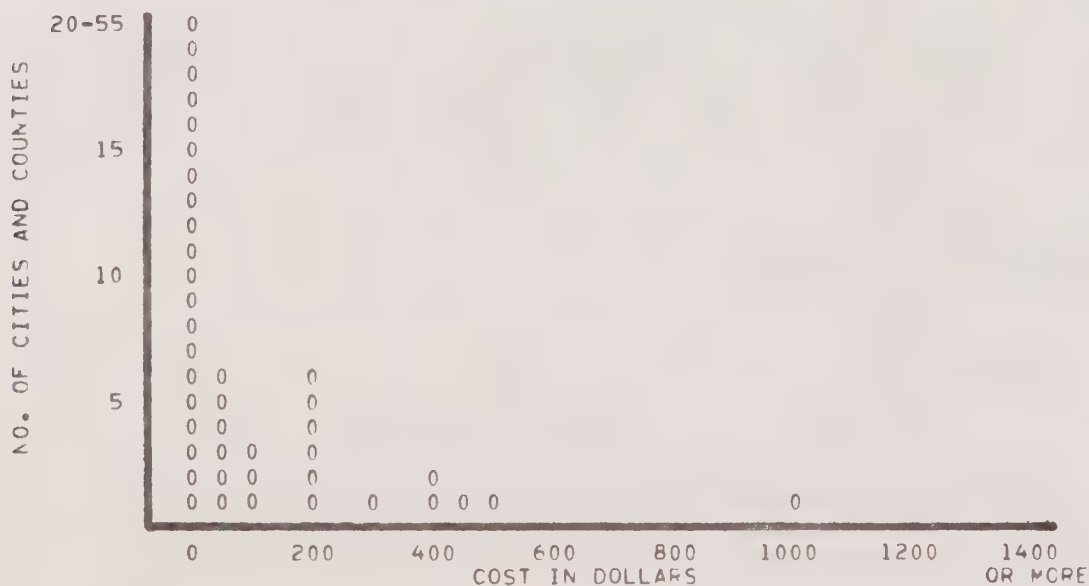
MEDIAN=\$ 900

## D. UTILITIES CONNECTION FEES

Utilities connection fees can be seen as a specific form of growth-impact fee, particularly in developing areas where the facilities may not be in place. They can vary widely depending on whether they are to pay for new facilities, for maintenance, and/or simply for the connection to the particular home. Both private and municipal sanitary, sewer and water districts operate in the Bay Area, so that, as noted in the Introduction, the fees do not necessarily represent money a municipality receives. Cities are most likely to control storm drain and sewer fees, while water districts are more likely to encompass a subregional area (e.g., the California Water Service in Santa Clara County) and to be privately owned and operated.

There is a wide variation in utility connection fees across the Bay Area. Only about one-third of the localities charge for storm drains, with fees ranging from \$3 to \$1000 (Histogram 26). The median fee is \$200 per single-family home. The fee is usually on a per unit basis, although it is sometimes based on square footage.

26. STORM DRAIN CONNECTION FEES, SINGLE-FAMILY HOME  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

0 ANSWERED NOT APPLICABLE

1 ANSWERED NOT AVAILABLE

4 ANSWERS WERE MISSING

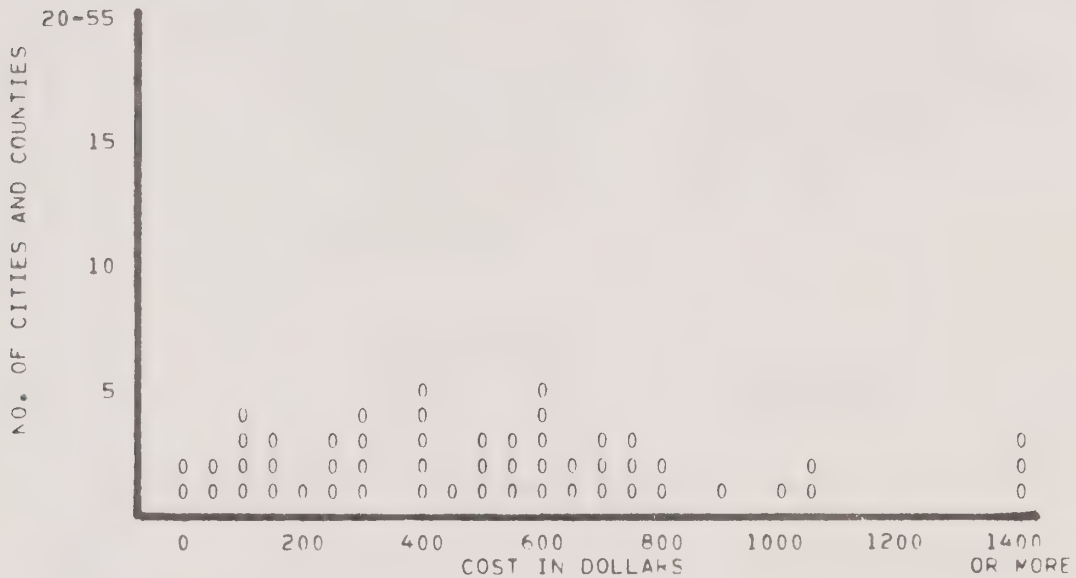
MEAN = \$ 222

MEDIAN=\$ 200

THE BAR THAT EXCEEDS 20 ENTRIES HAS 29 ENTRIES

Sewer connection fees are usually more expensive than storm drain fees. They range from \$10 to \$2125, with a median of \$510 (Histogram 27). These fees are usually assessed at a flat rate per home.

27. SEWER CONNECTION FEES, SINGLE-FAMILY HOME  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

0 ANSWERED NOT APPLICABLE

0 ANSWERED NOT AVAILABLE

2 ANSWERS WERE MISSING

MEAN = \$ 548

MEDIAN=\$ 510

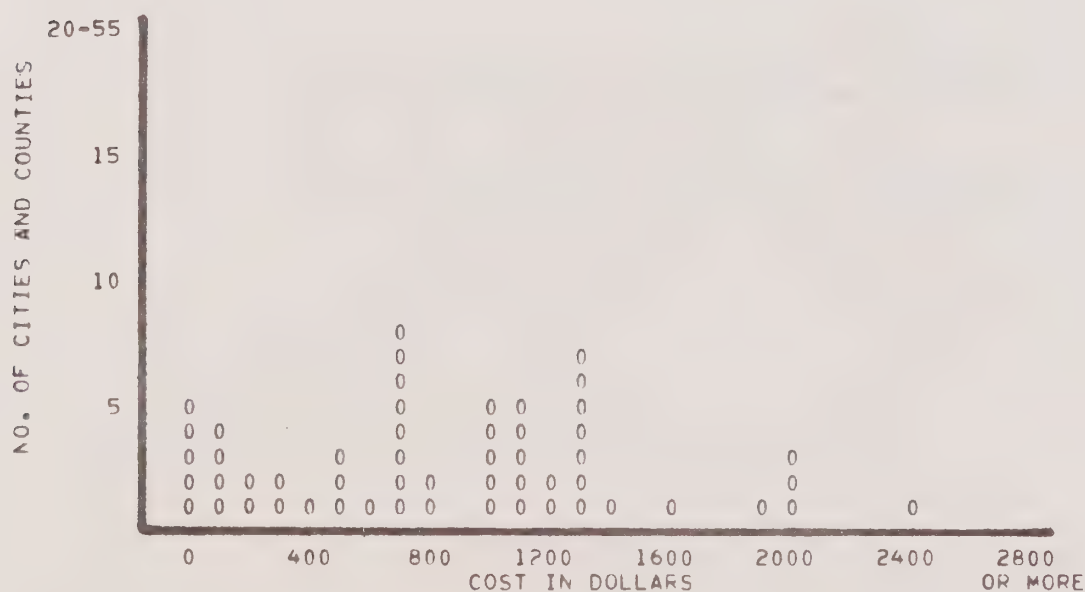


Water connection fees involve a variety of charges: meter installation; connection charge; and participation, or buy-in charge. Fees based on the meter size are most common. However, the Marin Municipal Water District uses acre feet of water used per year as well as meter size, and the East Bay Municipal Utility District (East Bay MUD) bases its participation charge on whether the water must be pumped upward or not. While some water districts equalize costs over the whole area served, others (such as East Bay MUD), base their charges on the difficulty of supplying water to the units.

Water connection fees range from \$65 to \$2376, with a median fee of \$960 (see Histogram 28). In a few cases, no fee is assessed beyond the user's monthly water charge (not discussed in this report). Some cities simply charge the actual cost of installing the meter.

In unincorporated areas, the utilities cost is that of sinking wells and installing septic tanks; although it is often possible (depending on location) to hook into the existing systems of nearby cities.

28. WATER CONNECTION FEES, SINGLE-FAMILY HOME  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

0 ANSWERED NOT APPLICABLE

0 ANSWERED NOT AVAILABLE

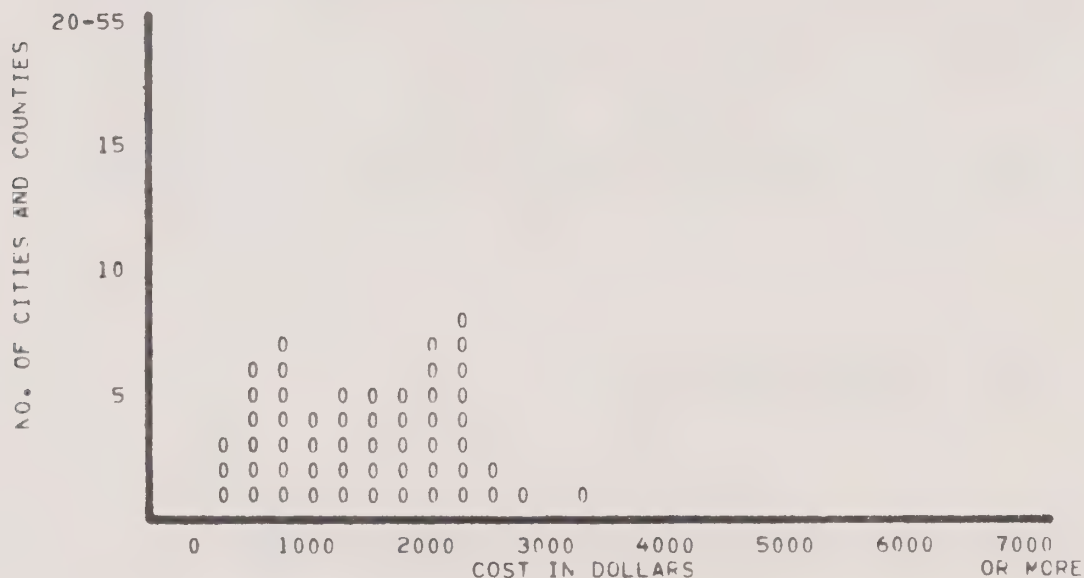
1 ANSWERS WERE MISSING

MEAN = \$ 931

MEDIAN=\$ 960

Histogram 29 illustrates the total utility costs for a single-family home. The range is from \$205 to \$2829, with a median total of \$1489.

29. TOTAL UTILITY CONNECTION FEES, SINGLE-FAMILY HOME  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

0 ANSWERED NOT APPLICABLE

0 ANSWERED NOT AVAILABLE

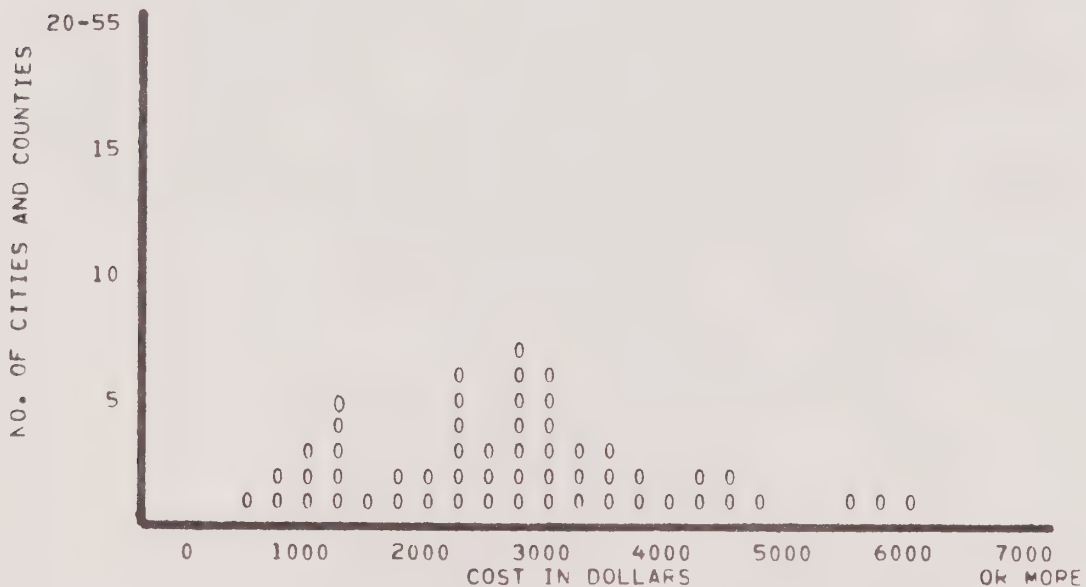
1 ANSWERS WERE MISSING

MEAN = \$ 1448

MEDIAN=\$ 1489

Histogram 30 displays the total development fees assessed per single-family home: planning (the subdivision total divided by 100), growth-impact, building and utilities fees. The totals range from \$800 to \$5919, with a median total of \$2777 per home.

30. TOTAL DEVELOPMENT FEES, SINGLE-FAMILY HOME  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

0 ANSWERED NOT APPLICABLE

0 ANSWERED NOT AVAILABLE

0 ANSWERS WERE MISSING

MEAN = \$ 2723

MEDIAN=\$ 2777

Figure 3 is the result of ranking total development fees per single-family home, and grouping the cities into three zones (counties were not included because of the wide range of utility connection fees depending upon location in the unincorporated areas). It is clear that development fees tend to rise moving outward from the older, more stable core areas, to the more rapidly developing areas of the region.

However, as Figure 4 shows, the different fees do not rise proportionately. Fees for planning services and building inspections remain the same, both proportionately and in absolute numbers, in all three zones. In contrast, growth-impact fees rise dramatically, from only 2% of the total in Zone 1, to 24% of the total in Zone 2, to 38% of the total in Zone 3. Utilities fees are about the same proportion in all three areas, but rise in real numbers nearly three times from Zone 1 to Zone 3. Fifty-seven percent of the fees in Zone 1 go to growth-impact and utilities fees; this rises to 76% in Zone 2, and to 87% in Zone 3. Thus, the high development fees in the fast-growing, outlying areas of Zone 3 are paying for infrastructure: parks, schools, sewer systems, water facilities, etc. The fees of the "infill" areas of Zone 2 are also directed towards providing these facilities, but at only 62% of the cost, on the average, of the outlying areas.



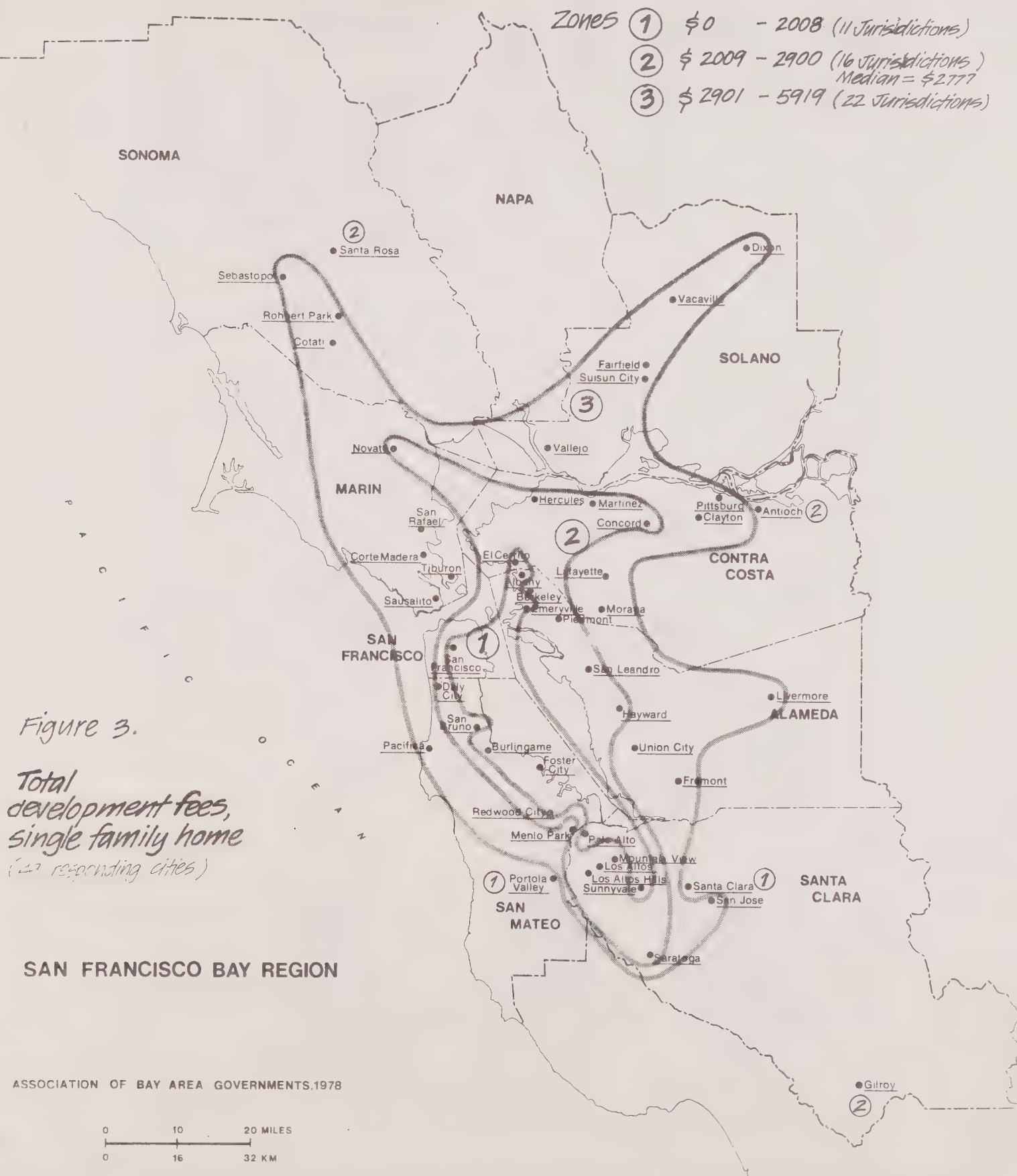
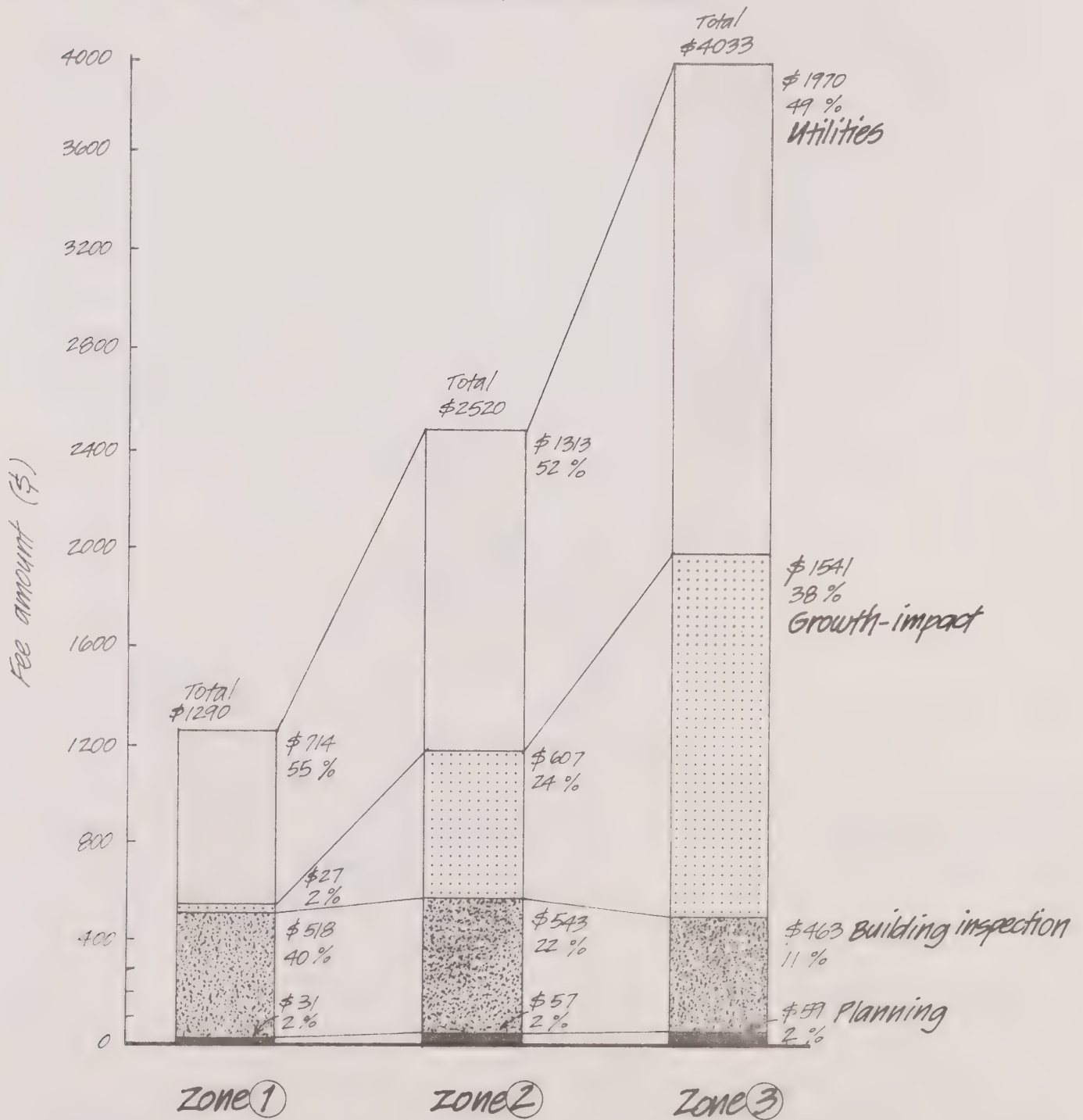


Figure 4.

Average development fees, for a single-family home in a 100 home subdivision,  
zones ①, ② and ③ (see map for zone areas)



## II. MULTI-FAMILY HOME

Figures 5 and 6 illustrate the floor plans of the hypothetical seven unit multi-family building. Figure 7 displays the statistics and information necessary to calculate the fees related to the multi-family dwelling. As with the single-family development, it was assumed that the same multi-family unit was built in each of the 55 cities and counties. We have further assumed the following: 1) the building will be constructed in an area which is already zoned multiple family; 2) a parcel map will not be necessary; 3) an initial environmental study will result in a negative declaration; and 4) a trench pavement restoration of 30 square feet will be needed.

Figure 5.

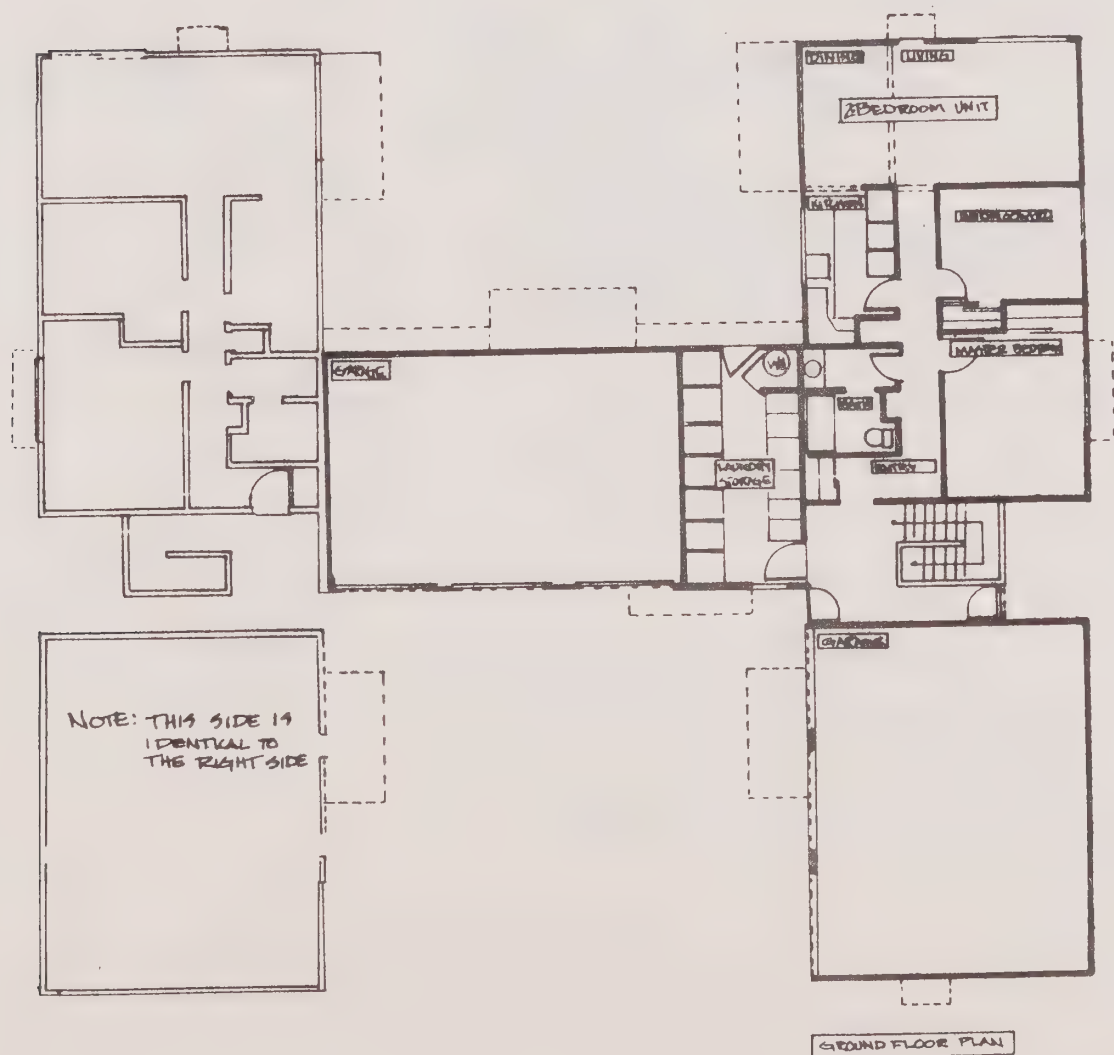
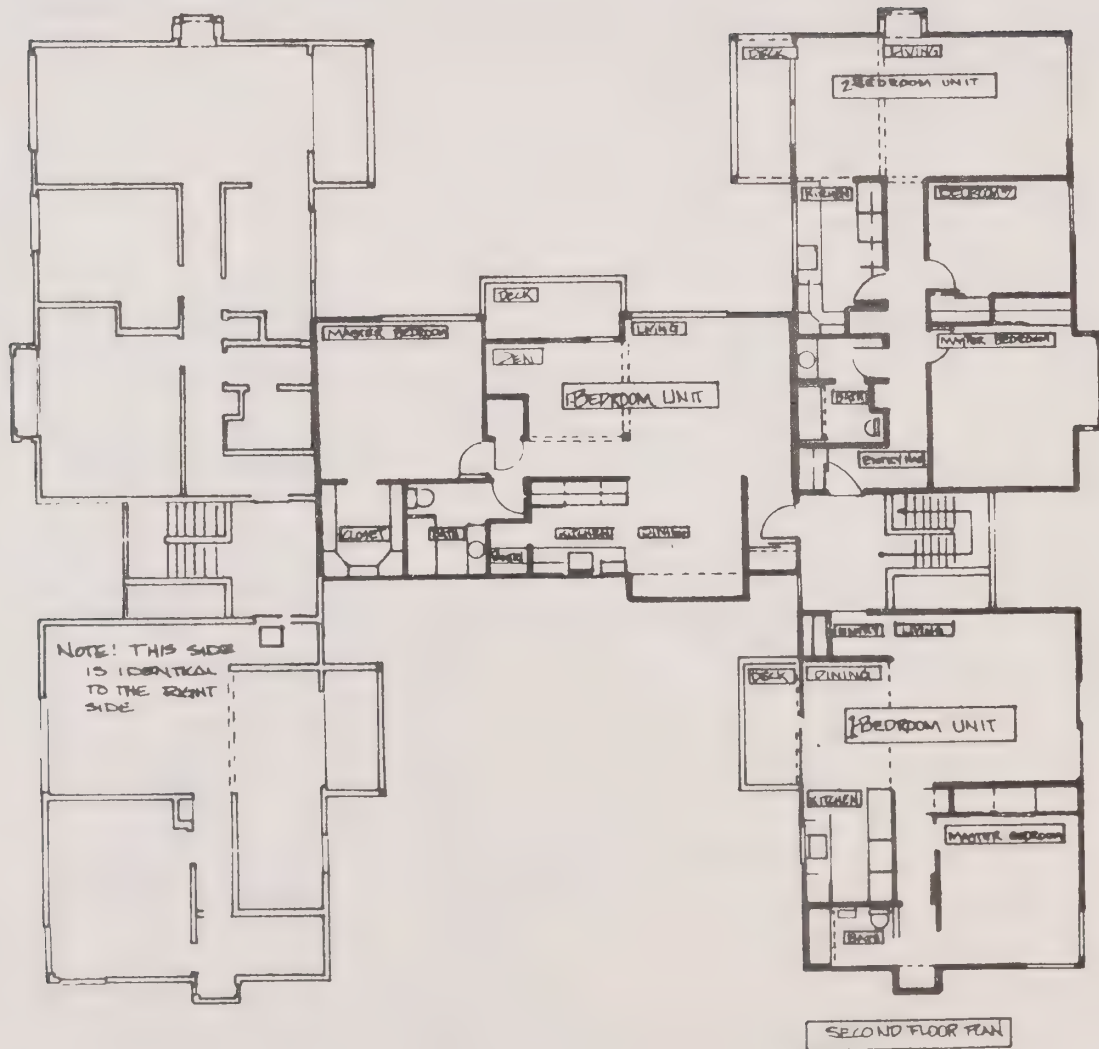


Figure 6.





## II. PLANNING INFORMATION

general plan amendment: no  
rezoning: no  
planned unit development: no  
prelim. development plan: no  
prelim. map: no  
tentative parcel map: yes  
variance: no  
negative declaration: yes  
EIR: no  
grading permit: no  
trench pavement restoration: 30 sq. ft.

## IV. ELECTRICAL INFORMATION

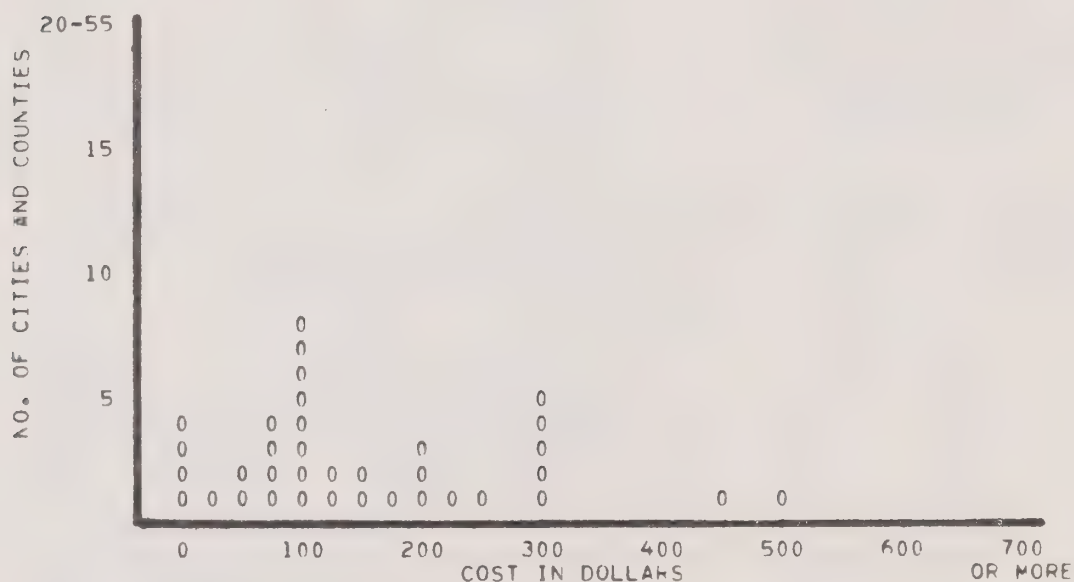
circuits:	35
switch outlets:	63
lighting and receptacle outlets:	84
incandescent lighting fixtures:	66
220 volt outlets:	9
service (amps)	400
dryer:	2
disposal:	7
fans:	7
range and oven:	7
electric water heater:	1

```
heating/cooling system: 7 electric wall  
                        heaters  
extra ventilation fans: 7  
hood with mechanical exhaust: 7
```

## A. PLANNING FEES

Thirty-six jurisdictions require a conditional use permit, as Histogram 31 shows. The fees range from a low of \$35 to a high of \$550, a relatively narrow range. The most common fee is \$100.

31. USE PERMIT FEES, MULTI-FAMILY DWELLING  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

19 ANSWERED NOT APPLICABLE

0 ANSWERED NOT AVAILABLE

0 ANSWERS WERE MISSING

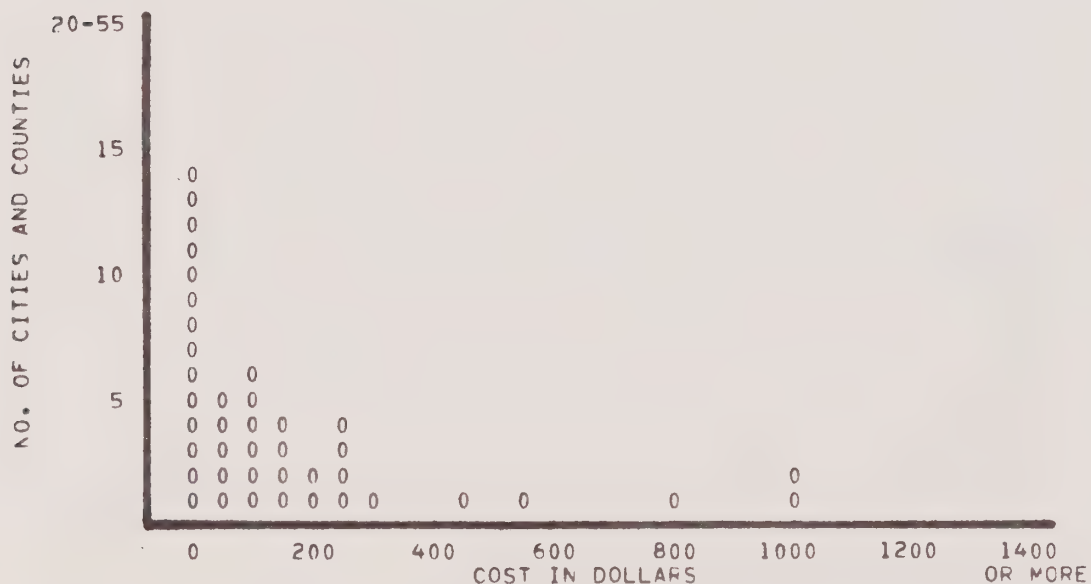
MEAN = \$ 172

MEDIAN=\$ 125

## Review

Histograms 32 and 33 display the fee distribution for design review and site plan review respectively. Thirty-three percent of those who require a design review do not charge for it. Costs for those that do range from \$15 to \$1000, with a median cost of \$150. While most jurisdictions charge a flat fee, a few charge by the unit (seven in this case), and others base their charge on the square footage of the building.

32. DESIGN REVIEW FEES, MULTI-FAMILY DWELLING  
TOTAL NO. OF CITIES AND COUNTIES = 55



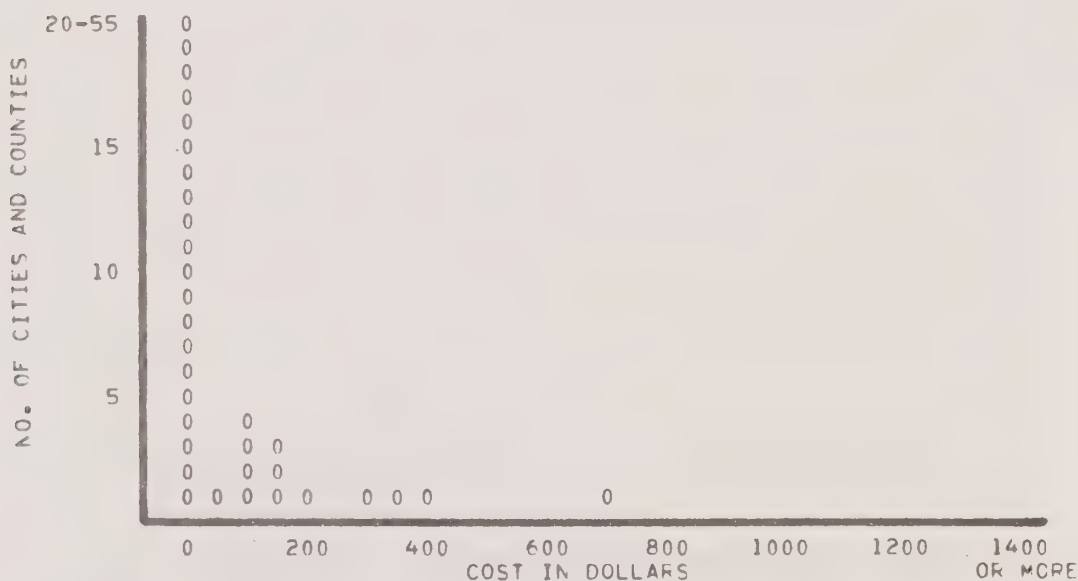
0 MEANS NO CHARGE OR NO COST IN THIS CASE

13 ANSWERED NOT APPLICABLE  
0 ANSWERED NOT AVAILABLE  
1 ANSWERS WERE MISSING

MEAN = \$ 249  
MEDIAN=\$ 150

Of the 44 localities that require a site plan review, half do not charge a fee for this service. For those that do, the costs range from \$50 to \$720, with a median fee of \$125. Seven jurisdictions (the "missing" answers) include the cost in their fee for a design review. Again, most charge a flat rate; but two jurisdictions charge by the unit, and two charge the actual cost of doing the review. Histogram 34 presents the sum of these two fees.

33. SITE PLAN REVIEW FEES, MULTI-FAMILY DWELLING  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

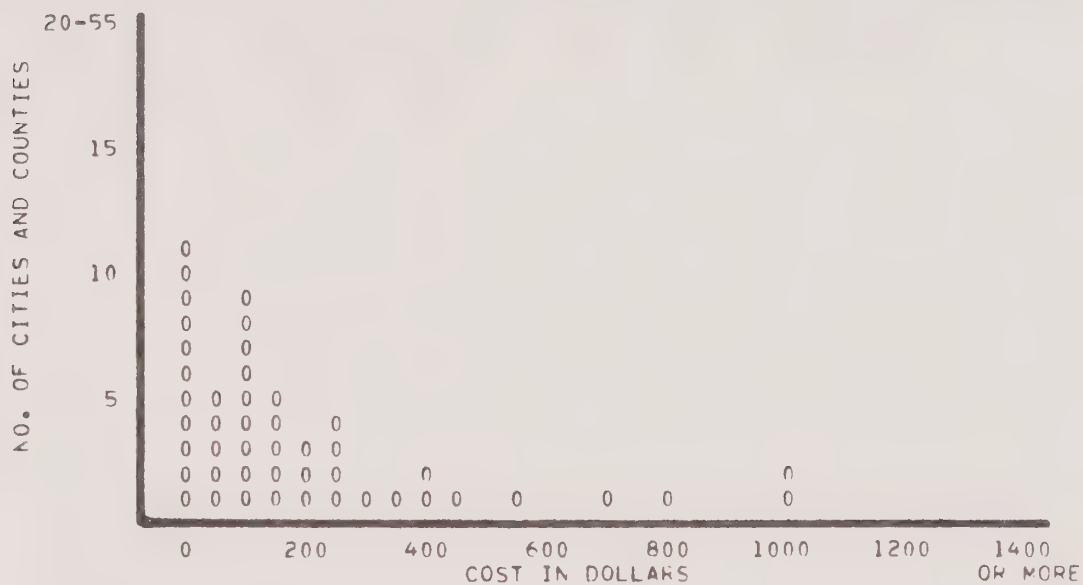
- 11 ANSWERED NOT APPLICABLE
- 2 ANSWERED NOT AVAILABLE
- 7 ANSWERS WERE MISSING

MEAN = \$ 215  
MEDIAN = \$ 125

THE BAR THAT EXCEEDS 20 ENTRIES HAS 22 ENTRIES



34. SUM OF DESIGN AND SITE PLAN REVIEW FEES, MULTI-FAMILY DWELLING  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

6 ANSWERED NOT APPLICABLE

2 ANSWERED NOT AVAILABLE

0 ANSWERS WERE MISSING

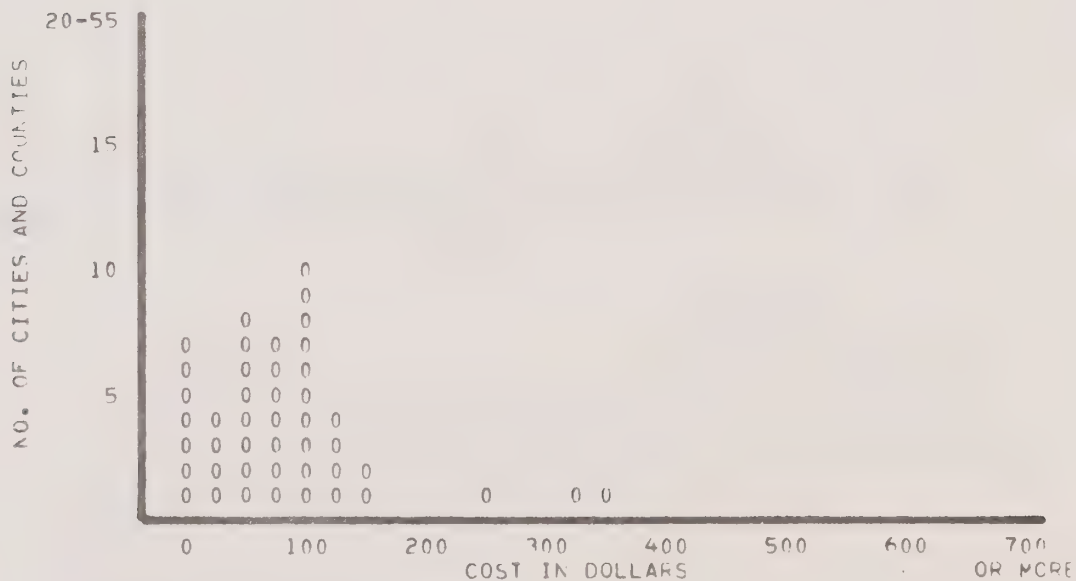
MEAN = \$ 258

MEDIAN=\$ 150

## Negative Declaration

As Histogram 35 shows, 47 jurisdictions require a negative declaration to build the multi-family dwelling. Only 15% provide this service without charge. Where charges are assessed, the fees have a narrow range, from \$25 to \$350, and the most common fee is \$100. Again, the great majority of the jurisdictions charge a flat rate, while one jurisdiction charges the cost of preparing a negative declaration, and another includes it in its cost for a design review.

35. INITIAL ENVIRONMENTAL STUDY FEES. MULTI-FAMILY DWELLING  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

8 ANSWERED NOT APPLICABLE

0 ANSWERED NOT AVAILABLE

2 ANSWERS WERE MISSING

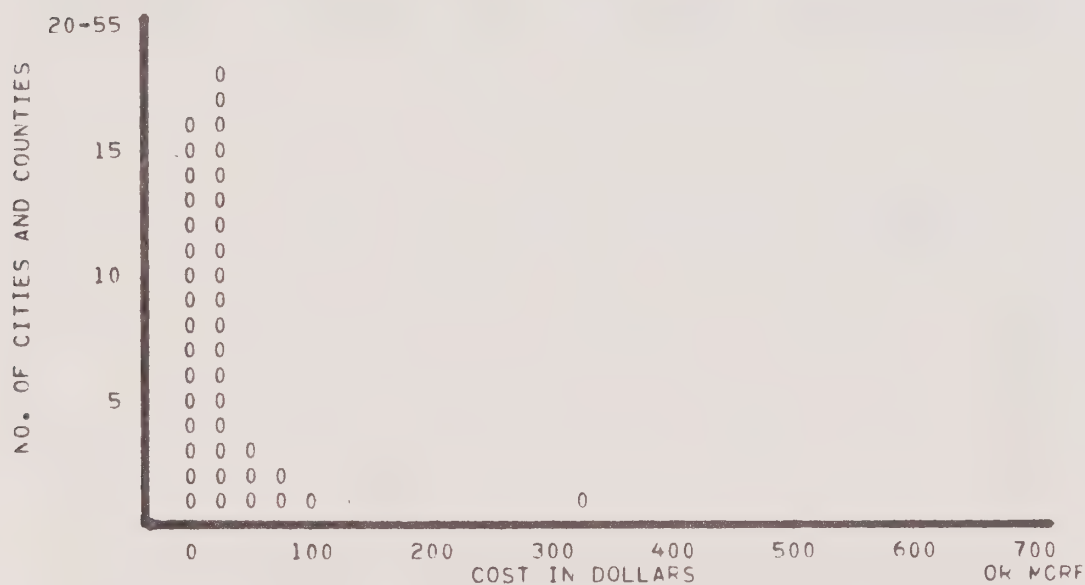
MEAN = \$ 97

MEDIAN=\$ 75

## Encroachment Permit Fees

As Histogram 36 shows, forty-six jurisdictions require an encroachment permit, while only 31 charge a fee. The median fee is \$25, with a range of \$5 to \$91. The basis for computing these fees is similar to that of the single-family home.

36. ENCROACHMENT PERMIT FEES, MULTI-FAMILY DWELLING  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

9 ANSWERED NOT APPLICABLE

1 ANSWERED NOT AVAILABLE

4 ANSWERS WERE MISSING

MEAN = \$ 42

MEDIAN = \$ 25

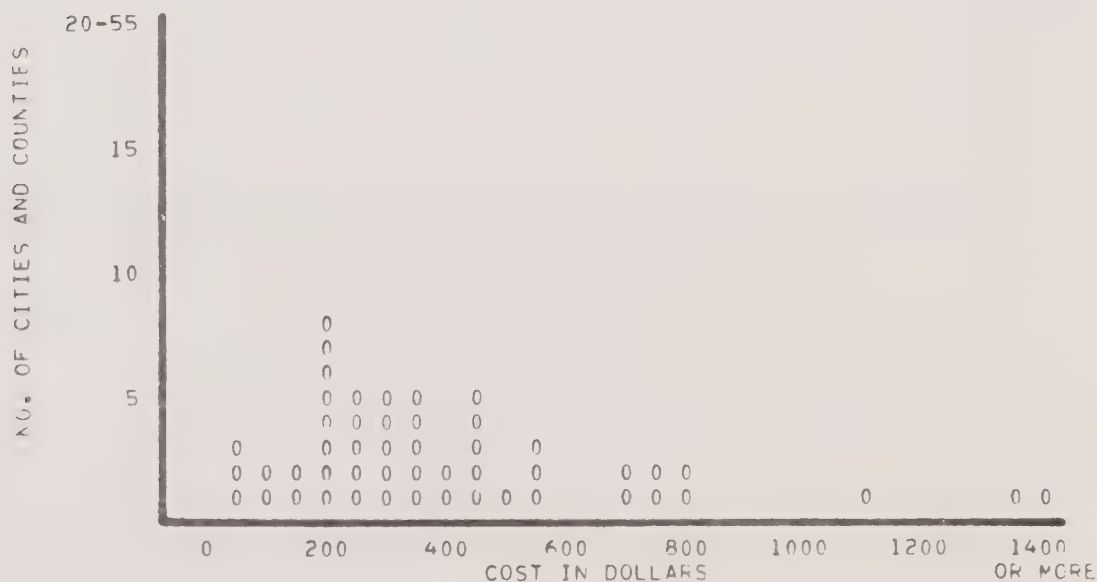
## Miscellaneous Fees

Only six jurisdictions reported charging a fire inspection fee for the multi-family dwelling, at an average cost of \$80. Dixon charges for an energy conservation plan check for all four structures.

Thirty-five jurisdictions do not charge for a trench pavement restoration of 30 square feet. Twenty jurisdictions charge from \$1.60 to \$100 for this service (a fee usually based on the square footage of the job), while four cities include the cost in the fee for another permit, and one city charges 3% of the cost of doing the restoration.

Histogram 38 presents the range of total planning fees for the multi-family dwelling. The totals range from \$15 to \$1661, with a median total of \$315.

38. TOTAL PLANNING FEES, MULTI-FAMILY DWELLING  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

5 ANSWERED NOT APPLICABLE

0 ANSWERED NOT AVAILABLE

0 ANSWERS WERE MISSING

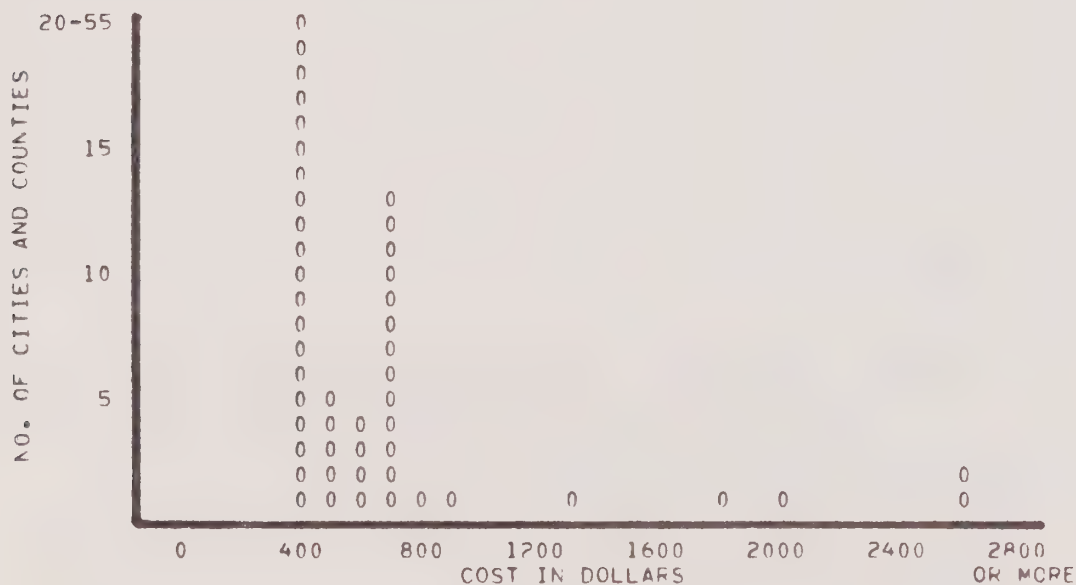
MEAN = \$ 406

MEDIAN=\$ 315

## B. BUILDING FEES

As with the single-family home, building permits for the multi-family dwelling cluster in two groups: again, a result of using the UBC. Nearly half the fees are in the \$400 range, and another 25% are in the \$700 range, as Histogram 39 illustrates. Plan check fees (Histogram 40) also cluster, in the \$200-400 range, although several jurisdictions charge considerably more (from \$1200 to \$4759).

39. BUILDING PERMIT FEES, MULTI-FAMILY DWELLING  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

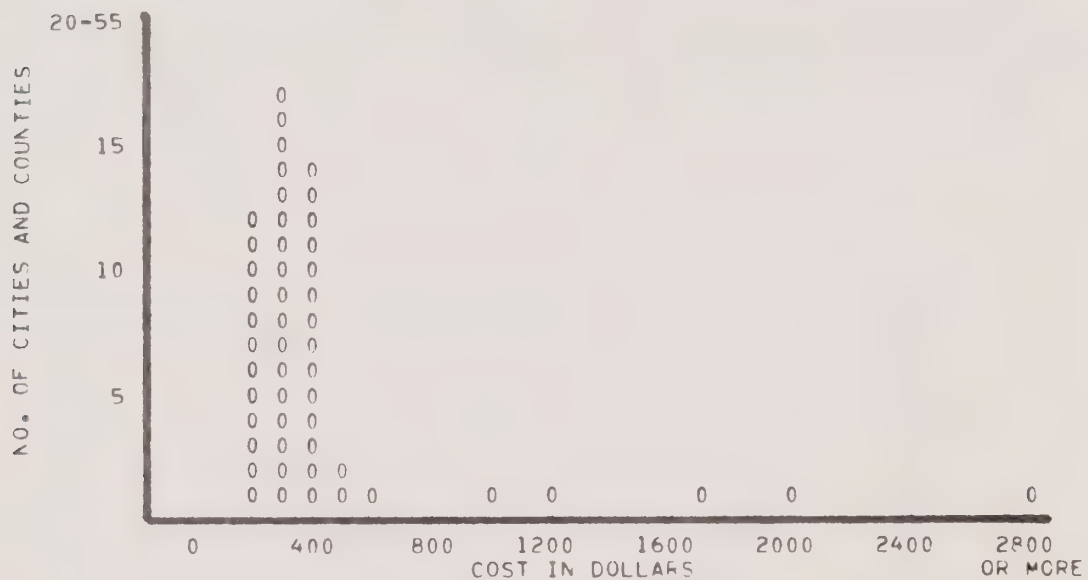
4 ANSWERED NOT APPLICABLE  
0 ANSWERED NOT AVAILABLE  
0 ANSWERS WERE MISSING

MEAN = \$ 688  
MEDIAN = \$ 511

THE BAR THAT EXCEEDS 20 ENTRIES HAS 22 ENTRIES



40. PLAN CHECK FEES, MULTI-FAMILY DWELLING  
TOTAL NO. OF CITIES AND COUNTIES = 55



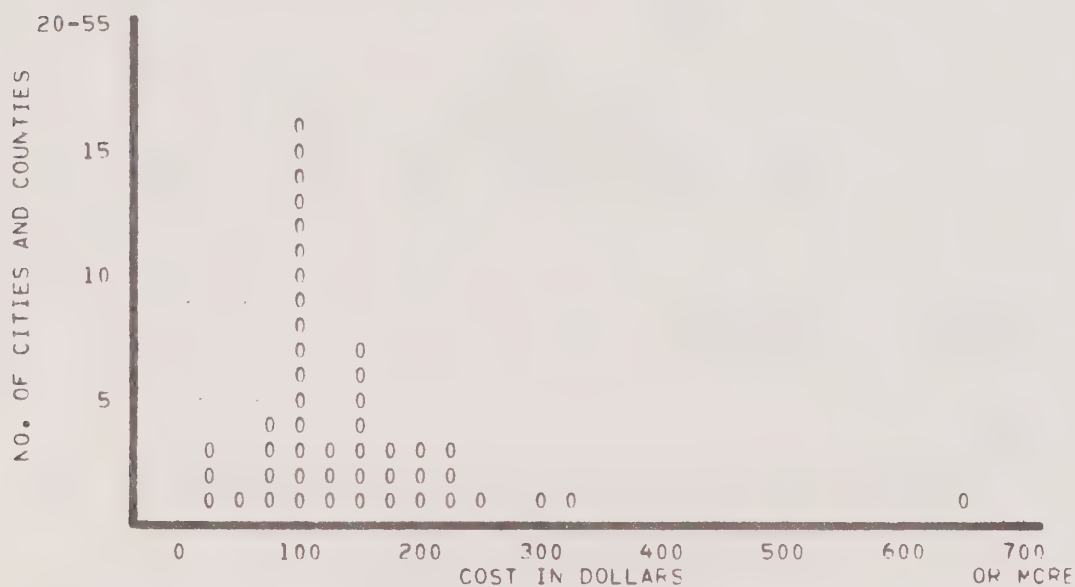
0 MEANS NO CHARGE OR NO COST IN THIS CASE

4 ANSWERED NOT APPLICABLE  
0 ANSWERED NOT AVAILABLE  
0 ANSWERS WERE MISSING

MEAN = \$ 501  
MEDIAN=\$ 323

Plumbing permits cluster in the \$100 range, with a low fee of \$21 and a high fee of \$653. Mechanical permits have a range of \$17 to \$264, and a median fee of \$67. Electrical permits cluster in the \$75 to \$175 range, with a median of \$124, a low of \$59, and a high of \$688 (Histograms 41, 42 and 43, respectively).

41. PLUMBING PERMIT FEES, MULTI-FAMILY DWELLING  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

4 ANSWERED NOT APPLICABLE

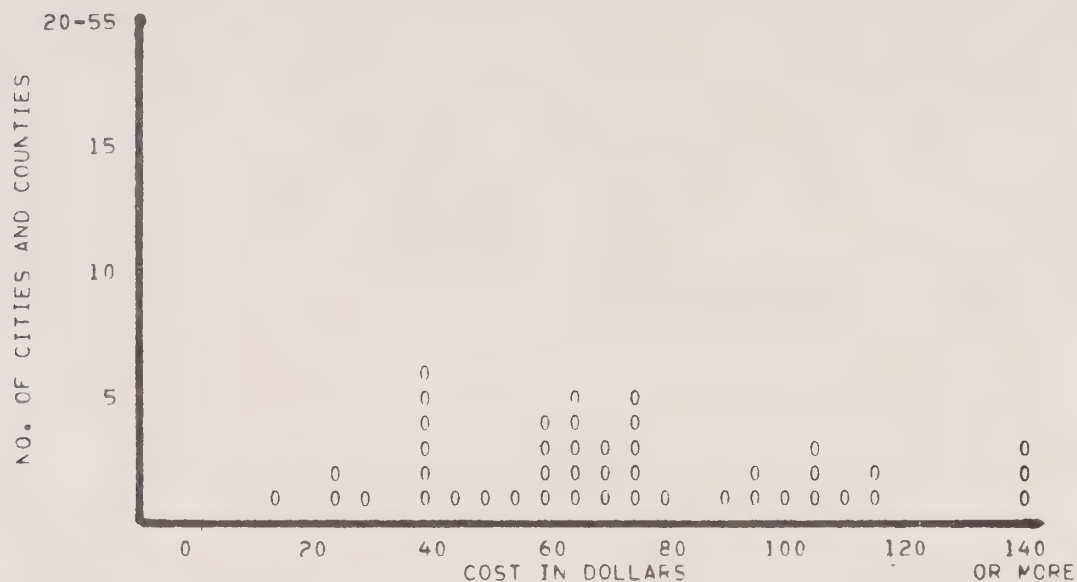
0 ANSWERED NOT AVAILABLE

4 ANSWERS WERE MISSING

MEAN = \$ 143

MEDIAN=\$ 112

42. MECHANICAL PERMIT FEES, MULTI-FAMILY DWELLING  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

5 ANSWERED NOT APPLICABLE

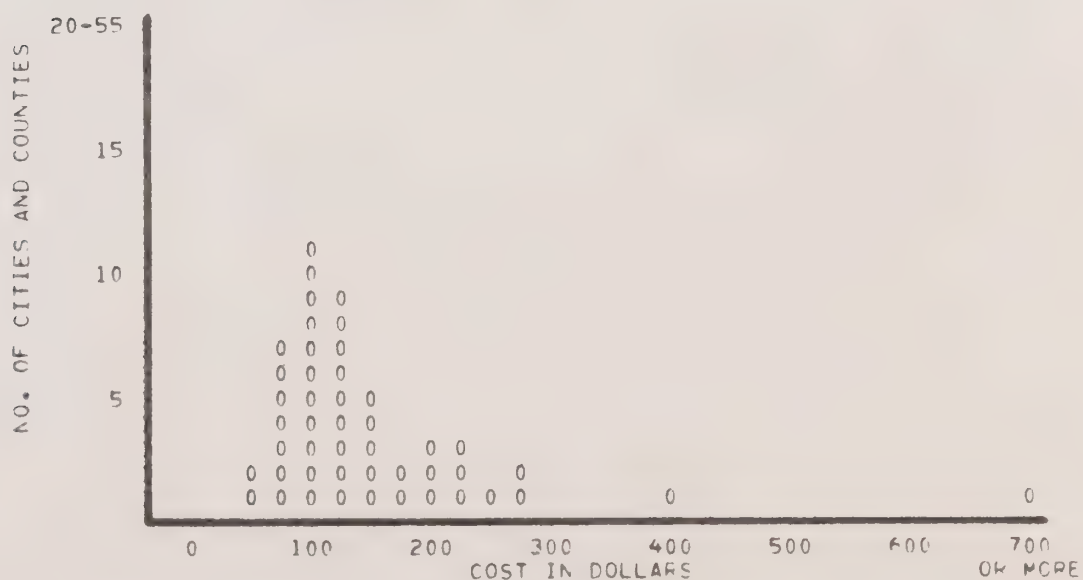
0 ANSWERED NOT AVAILABLE

6 ANSWERS WERE MISSING

MEAN = \$ 77

MEDIAN=\$ 67

43. ELECTRICAL PERMIT FEES, MULTI-FAMILY DWELLING  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

4 ANSWERED NOT APPLICABLE

0 ANSWERED NOT AVAILABLE

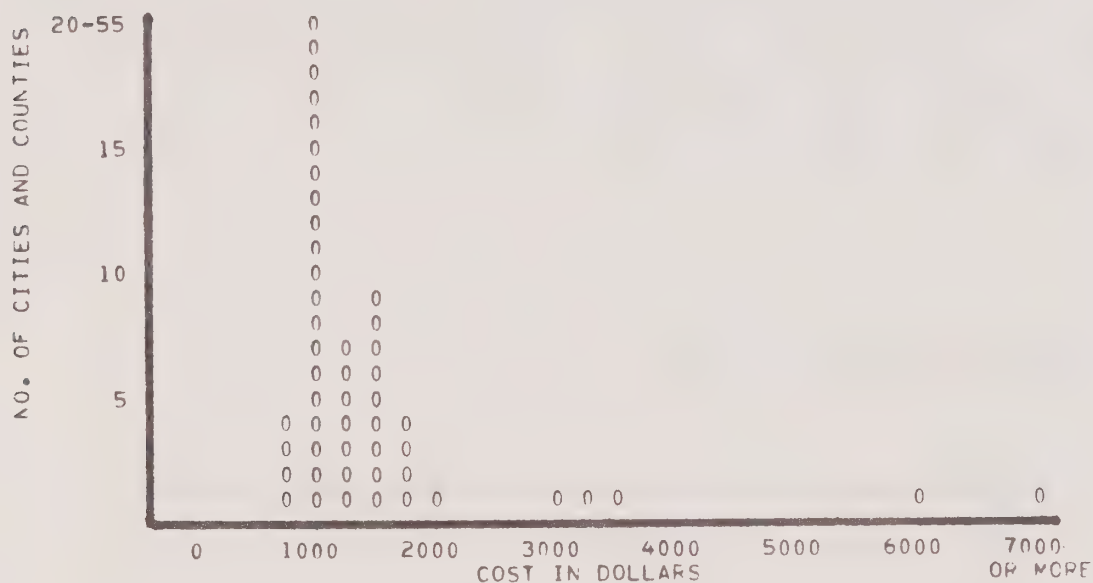
4 ANSWERS WERE MISSING

MEAN = \$ 151

MEDIAN=\$ 124

As expected, building fees do not show as wide a variation among jurisdictions as do planning and growth-impact fees. As Histogram 44 illustrates, the total building fees of 90% of the respondents cluster in the \$750 to \$2000 range, although the totals go as high as \$7824.

44. TOTAL BUILDING FEES, MULTI-FAMILY DWELLING  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

4 ANSWERED NOT APPLICABLE

0 ANSWERED NOT AVAILABLE

0 ANSWERS WERE MISSING

MEAN = \$ 1527

MEDIAN=\$ 1131

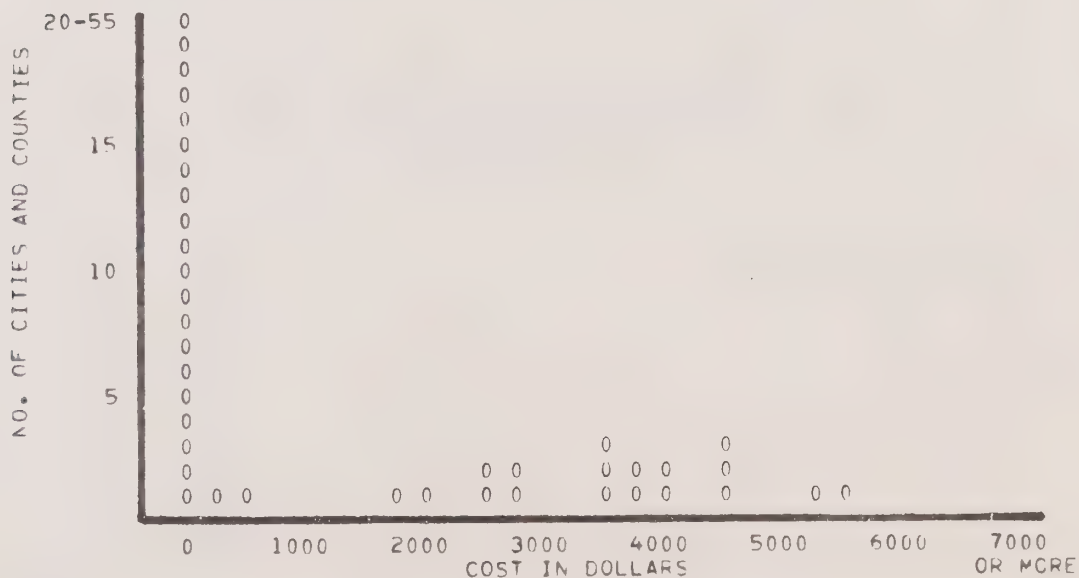
THE BAR THAT EXCEEDS 20 ENTRIES HAS 21 ENTRIES

### C. GROWTH-IMPACT FEES

Some jurisdictions base their growth-impact fees on the number of units in the building, others base them on number of bedrooms, while still others have one flat rate per single-family home, and another, lower fee for each unit in a multi-family dwelling. Secondly, fewer jurisdictions charge any growth-impact fees to the multi-family dwelling: only 55% of the respondents, as compared with the 70% of respondents who charge them to a single-family home.

As Histogram 45 shows, only twenty jurisdictions charge a fee for park dedication, with costs ranging from \$140 to \$5600. The median fee of \$3500 is a slightly lower per unit fee than the single-family home (\$589). The park fee is most often assessed by the unit, and multi-family units are often, but not always considered units equal to single-family homes. The two answers that were listed as "not available" are jurisdictions which base the park fee on the value of a certain amount of land.

45. PARK FEES, MULTI-FAMILY DWELLING  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

4 ANSWERED NOT APPLICABLE

2 ANSWERED NOT AVAILABLE

2 ANSWERS WERE MISSING

MEAN = \$ 3280

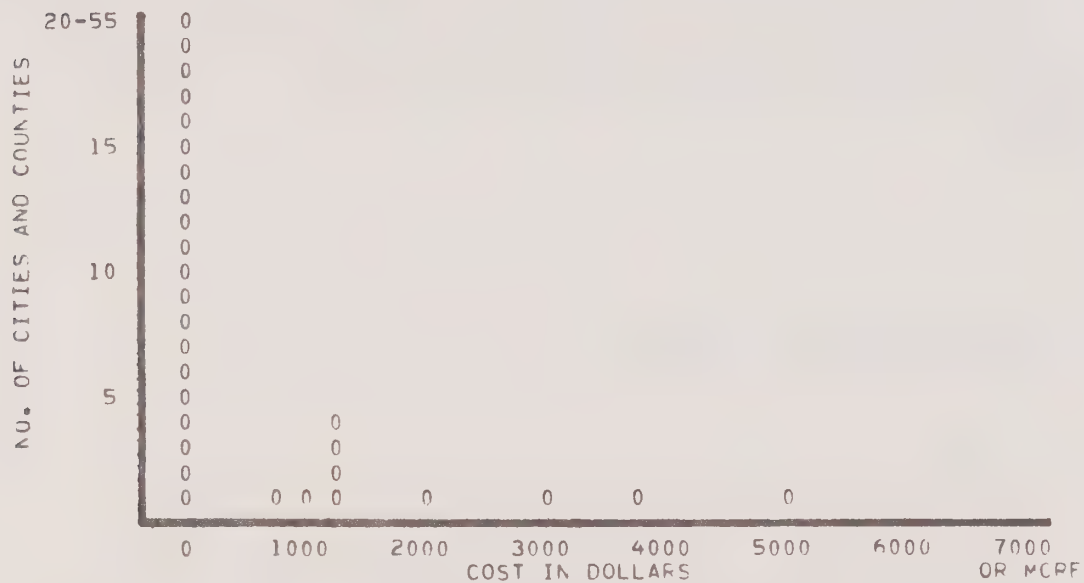
MEDIAN=\$ 3500

THE BAR THAT EXCEEDS 20 ENTRIES HAS 27 ENTRIES



Only ten jurisdictions assess a school impact fee, as displayed in Histogram 46. The range is from \$700 to \$4806, and the median fee is \$1296. This works out to \$185 per unit, or less than one-third the median fee for a single-family home.

46. SCHOOL IMPACT FEES, MULTI-FAMILY DWELLING  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

4 ANSWERED NOT APPLICABLE

1 ANSWERED NOT AVAILABLE

0 ANSWERS WERE MISSING

MEAN = \$ 2067

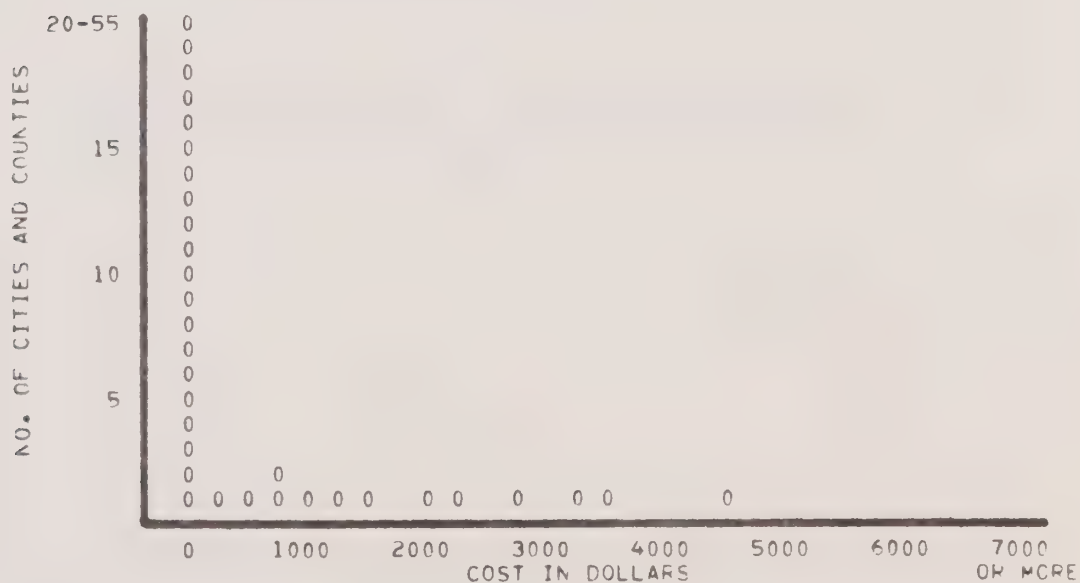
MEDIAN=\$ 1296

THE BAR THAT EXCEEDS 20 ENTRIES HAS 40 ENTRIES

For the four cities that charge a flat rate for an inspection fee for public works, the range is from \$400 to \$4550. Eighteen jurisdictions charge a percentage of the improvements, ranging from 2% to 10%, while three jurisdictions charge the actual cost, and one includes the fee in its building permit.

Thirteen jurisdictions assess a tax on residential construction, with fees ranging from \$65 to \$3500, and a median fee of \$1403 (Histogram 47). Again, the per unit median fee of \$200 is only about one-half the median fee for a single-family home. Other growth-impact fees include the following: an occupancy tax, based on either the number of bedrooms or the number of units, such as in Concord, Tiburon, Fairfield, Suisun City and Cotati; a traffic impact fee such as in Menlo Park and Pittsburg; a capital improvements fee such as in Pacifica and Dixon; a bridge fee in Vallejo; a bedroom tax in Cotati; and a walkways fee in Lafayette.

47. TAX ON RESIDENTIAL CONSTRUCTION. MULTI-FAMILY DWELLING  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

4 ANSWERED NOT APPLICABLE

0 ANSWERED NOT AVAILABLE

0 ANSWERS WERE MISSING

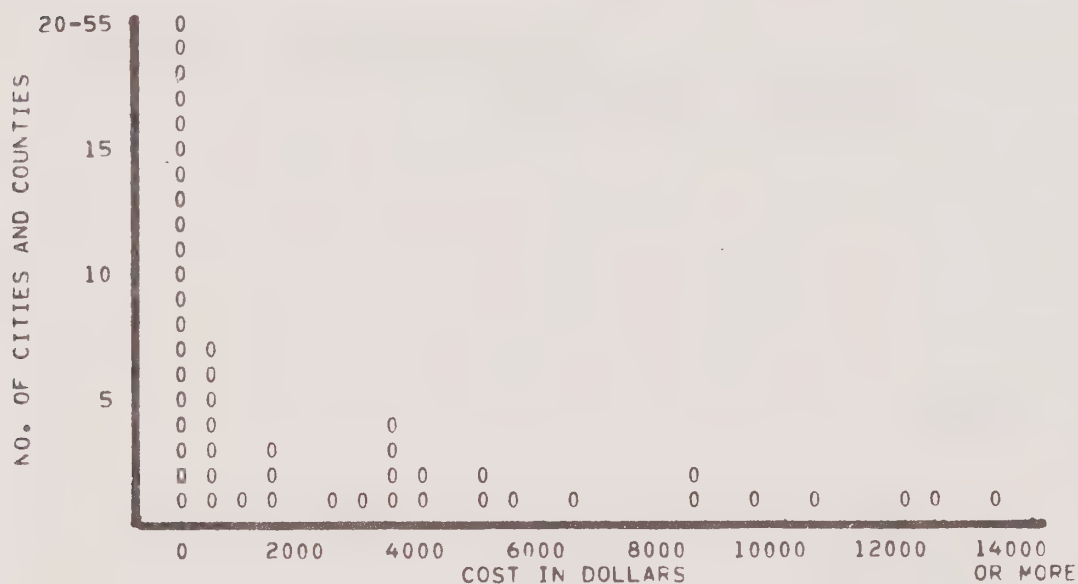
MEAN = \$ 1842

MEDIAN=\$ 1403

THE BAR THAT EXCEEDS 20 ENTRIES HAS 38 ENTRIES

Histogram 49 presents the total growth fees for the multi-unit building. Twenty-three of the 55 respondents do not charge any growth fees. Of those which do, the totals range from \$140 to \$12,593, with a median total of \$3485. The per unit median total is \$498, only 55% of the median total for a single-family home.

49. TOTAL GROWTH IMPACT FEES, MULTI-FAMILY DWELLING  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

4 ANSWERED NOT APPLICABLE

1 ANSWERED NOT AVAILABLE

0 ANSWERS WERE MISSING

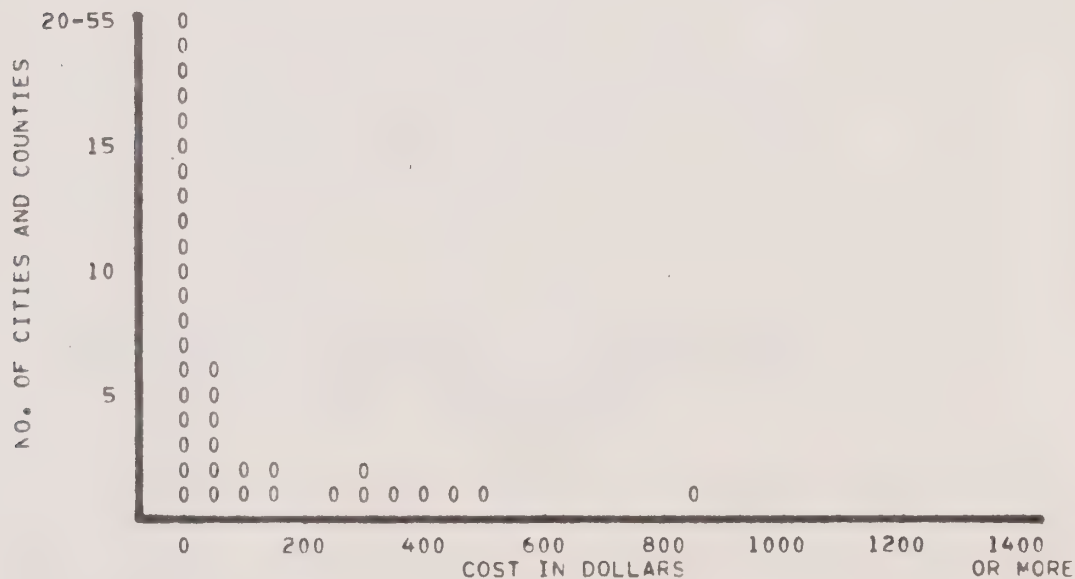
MEAN = \$ 4453

MEDIAN=\$ 3485

## D. UTILITIES CONNECTION FEES

The fee for utility connections is most often based on the size of the sewer pipe, water meter, etc. Therefore, as with growth-impact fees, the per unit cost for a multi-family dwelling is generally considerably less than that for a single-family home. As with the single-family home, only about one-third of the jurisdictions surveyed charge a fee to install a storm drain. The median cost for those which do is \$161, with a low of \$10 and a high of \$829 (Histogram 50). The per unit median charge is \$23, considerably lower than the median charge of \$200 per single-family home.

50. STORM DRAIN CONNECTION FEES, MULTI-FAMILY DWELLING  
TOTAL NO. OF CITIES AND COUNTIES = 55



As Histogram 51 illustrates, sewer connection fees show a wide range among jurisdictions, with a low of \$10, a high of \$8581, and a median cost of \$2100. The per unit cost exceeds that of a single-family home. Water connection fees (Histogram 52) also show a wide range, with a low of \$175, a high of \$9623 and a median charge of \$2722. The per unit median charge of \$389 is only 41% of the median charge for a single-family home. Histogram 53 shows total utility costs for a multi-family building. The median per unit total of \$659 is only 44% of the median total for a single-family home.

51. SEWER CONNECTION FEES, MULTI-FAMILY DWELLING  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

4 ANSWERED NOT APPLICABLE

0 ANSWERED NOT AVAILABLE

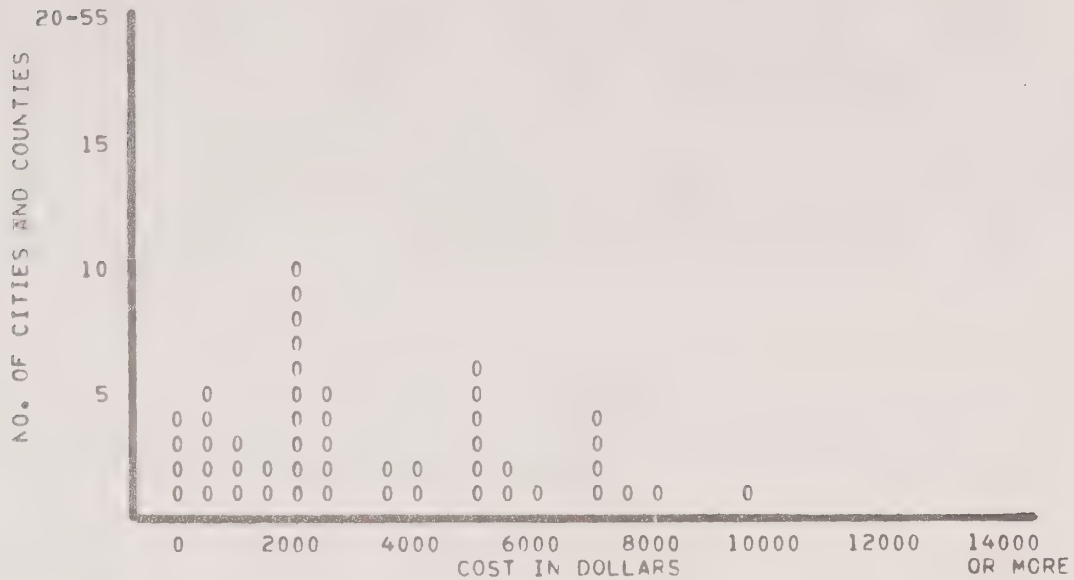
2 ANSWERS WERE MISSING

MEAN = \$ 2640

MEDIAN=\$ 2100



52. WATER CONNECTION FEES, MULTI-FAMILY DWELLING  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

4 ANSWERED NOT APPLICABLE

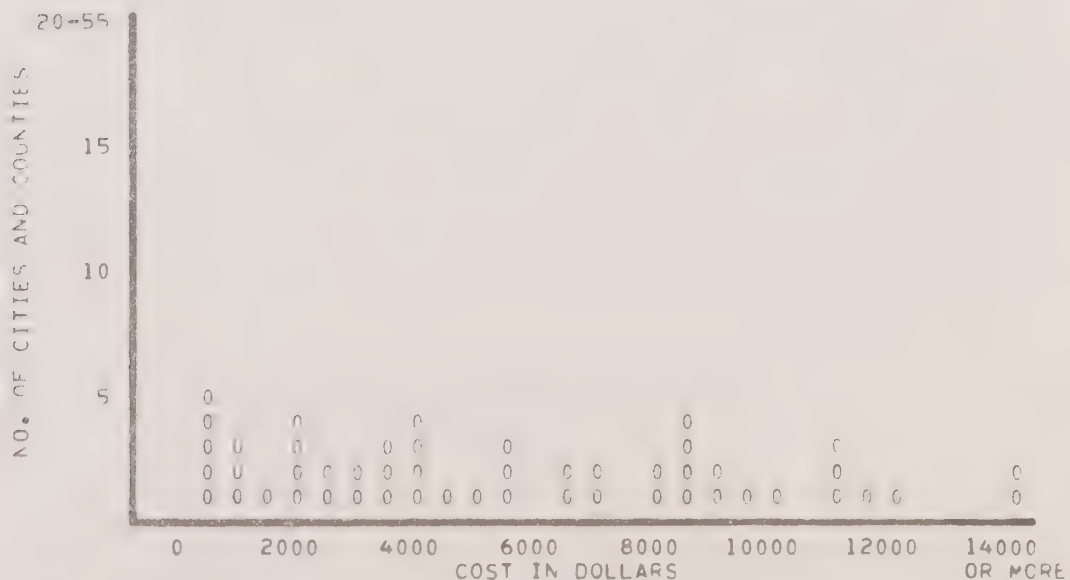
1 ANSWERED NOT AVAILABLE

1 ANSWERS WERE MISSING

MEAN = \$ 3451

MEDIAN=\$ 2722

53. TOTAL UTILITY CONNECTION FEES, MULTI-FAMILY DWELLING  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

4 ANSWERED NOT APPLICABLE

0 ANSWERED NOT AVAILABLE

1 ANSWERS WERE MISSING

MEAN = \$ 5669

MEDIAN=\$ 4610

Finally, Histogram 54 displays the total development fees for a multi-family dwelling. The totals have a wide range, from \$982 to \$25,482. The median total is \$10,026, a per unit charge only about half that of a single-family home. Much of this difference is attributed to the lower costs for growth-impact and utilities fees; however, a small part of the difference is due to the fewer planning services necessary for the multi-family home.

54. TOTAL DEVELOPMENT FEES, MULTI-FAMILY DWELLING  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

4 ANSWERED NOT APPLICABLE

0 ANSWERED NOT AVAILABLE

0 ANSWERS WERE MISSING

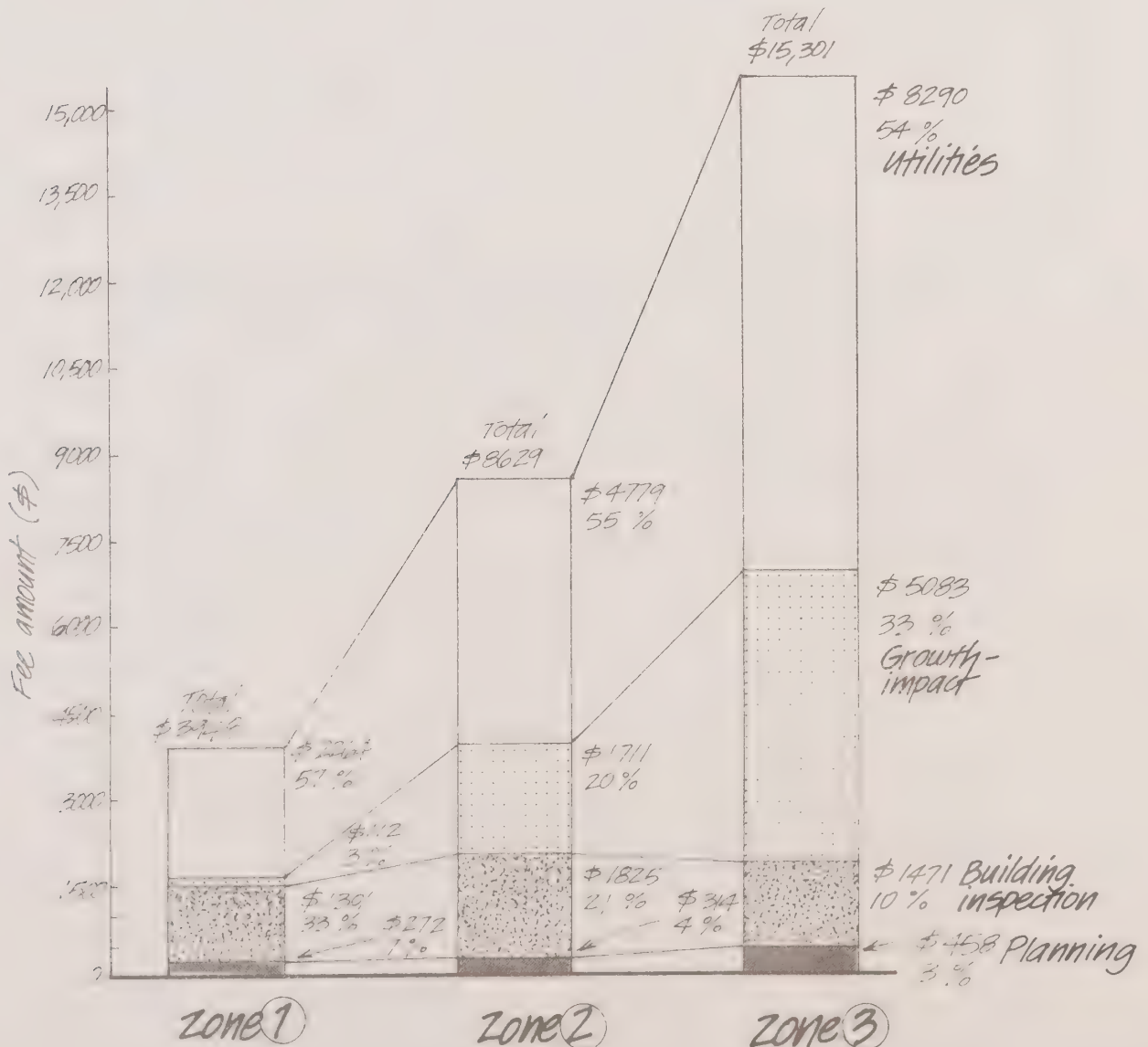
MEAN = \$10102

MEDIAN=\$10026

Figure 8 shows the proportion of different development fees for the multi-family dwelling in the three zones delineated for the single-family home. Again, planning and building fees are virtually the same in all three zones; growth fees rise dramatically, both proportionately and in absolute numbers; and utilities fees, while the same percentage in all three zones, nearly triple in amount. Thus, higher development fees are the result of increasing costs for such facilities as schools, parks and sewer and water systems in rapidly developing areas.

Figure 8.

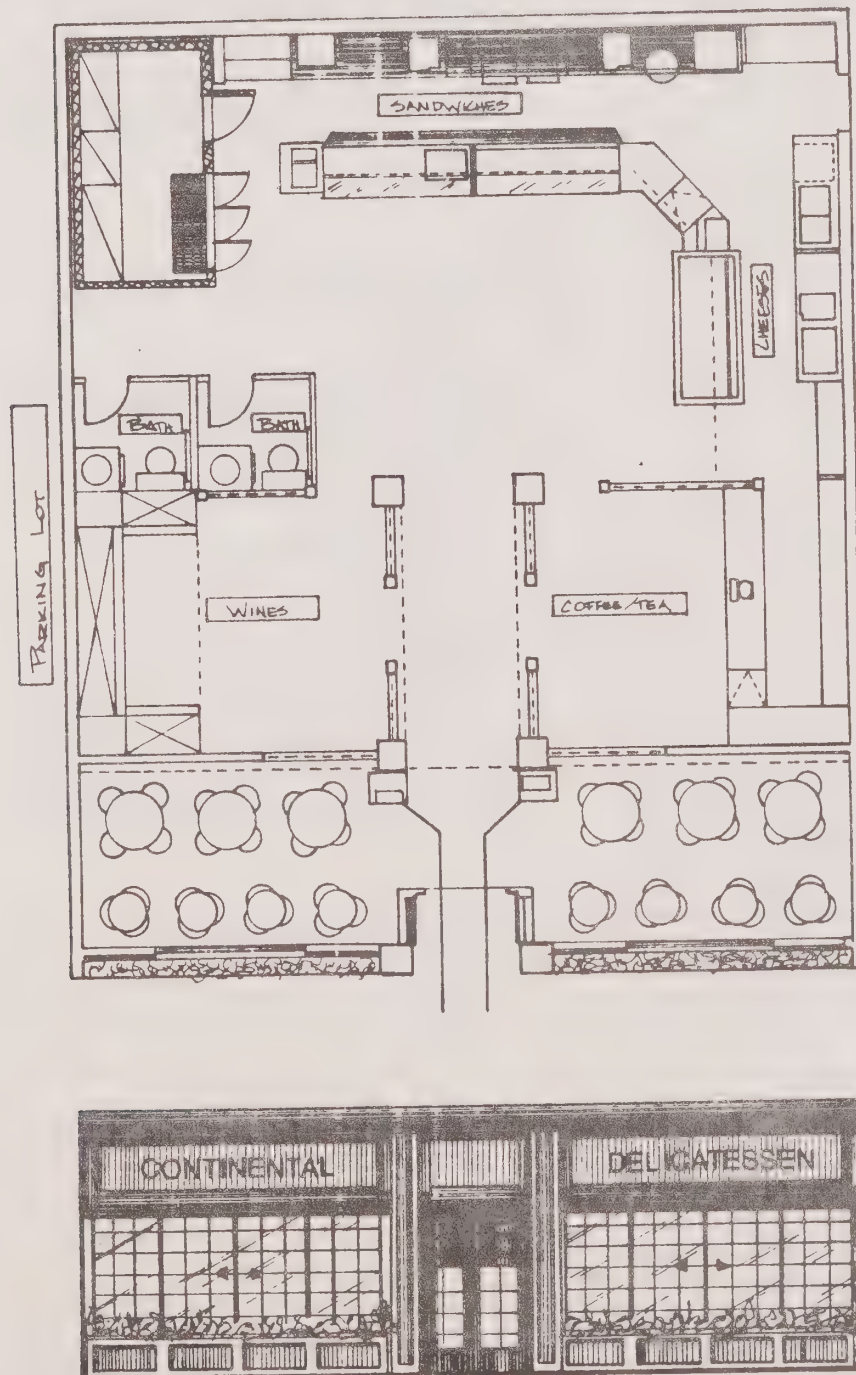
*Average development fees,  
multi-family dwelling,  
zones ①, ② and ③ (see map for zone areas)*



### III. RESTAURANT

Figure 9 illustrates the floor plans of the third structure, a restaurant. Figure 10 displays the necessary statistics and information. The following has been assumed: 1) the building will be constructed in an area already zoned commercial; 2) a parcel map will not be necessary; 3) a variance will be necessary; and 4) an initial environmental study will result in a negative declaration.

*Figure 9.*



### I. BASIC STATISTICS

lot size: 7761 sq. ft.  
 sq. footage: 2080  
 building classification: III  
 valuation per sq. ft.: \$46.28  
 total valuation per unit: \$96,252  
 impervious sq. footage: 6175

### II. PLANNING INFORMATION

general plan amendment: no  
 rezoning: no  
 prelim. development plan: no  
 prelim. map: no  
 tentative parcel map: yes  
 variance: yes (a)  
 negative declaration: yes  
 EIR: no

(a) providing only 14 parking spaces instead  
 of the assumed requirement of 20

### III. PLUMBING INFORMATION

toilets, flush tank:	2
bathroom sinks:	2
kitchen sinks:	3
floor sinks:	3
floor drains:	3
dishwashers:	1
TOTAL PLUMBING	
FIXTURES:	15(a)
disposals:	1
storm drain:	0
lawn sprinkler	
system:	no
sewer	1
water meter size:	1½"
# gas appliances:	2(b)

- (a) extra fixture is draft  
 beer dispenser  
 (b) central furnace, water  
 heater

### IV. ELECTRICAL INFORMATION

circuits:	5
switch outlets:	2
lighting and receptacle outlets:	20
incandescent lighting fixtures:	4
220 volt outlets:	2
motors:	8 @ total 4.5 hp
service (amps):	400
dishwasher:	1
disposal:	1
fans:	0
range and oven:	0
electric sign:	yes(a)

(a) lighted, freestanding

### V. MECHANICAL INFORMATION

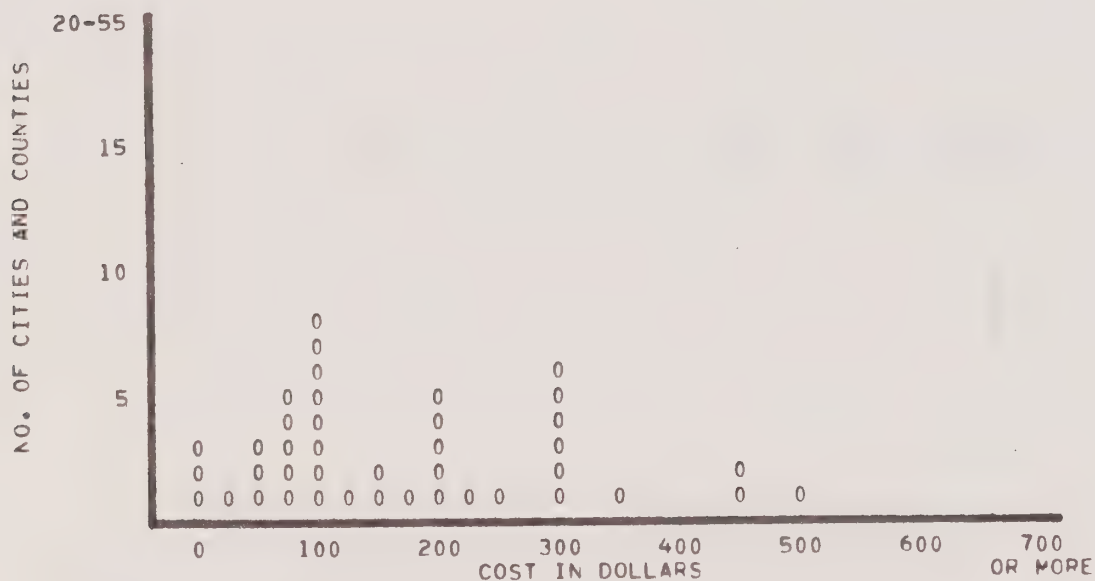
heating/cooling system: central furnace  
 under 100,000 BTU  
 and cooling system  
 extra ventilation fans: 0  
 hood with mechanical exhaust: 0



## A. PLANNING FEES

As Histogram 55 shows, 41 of the jurisdictions surveyed require a conditional use permit. Only three do not charge for one, and the remainder charge from \$35 to \$450. Most of the fees are in the \$75 to \$100 range, although there is also a cluster in the \$300 range.

55. USE PERMIT FEES, RESTAURANT  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

14 ANSWERED NOT APPLICABLE

0 ANSWERED NOT AVAILABLE

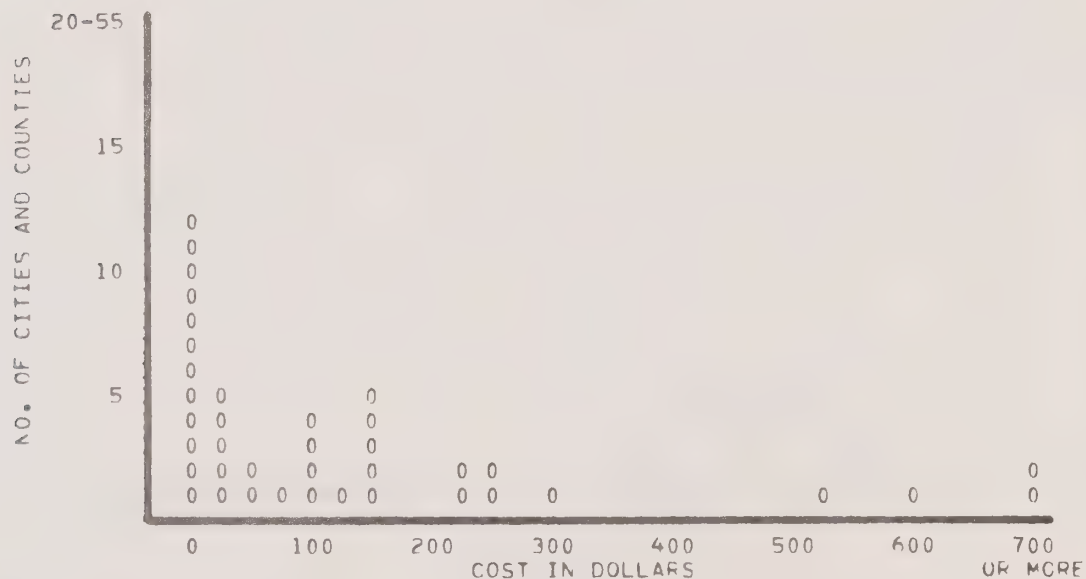
0 ANSWERS WERE MISSING

MEAN = \$ 185

MEDIAN=\$ 150

The great majority of the respondents either do not require a design or site plan review, or do not charge for it. As Histograms 56 and 57 show, the median fee for a design review is \$140, and that for a site plan review, \$125. A small group of jurisdictions charge \$500 or more for these services. Histogram 58 displays the two fees combined.

56. DESIGN REVIEW FEES, RESTAURANT  
TOTAL NO. OF CITIES AND COUNTIES = 55

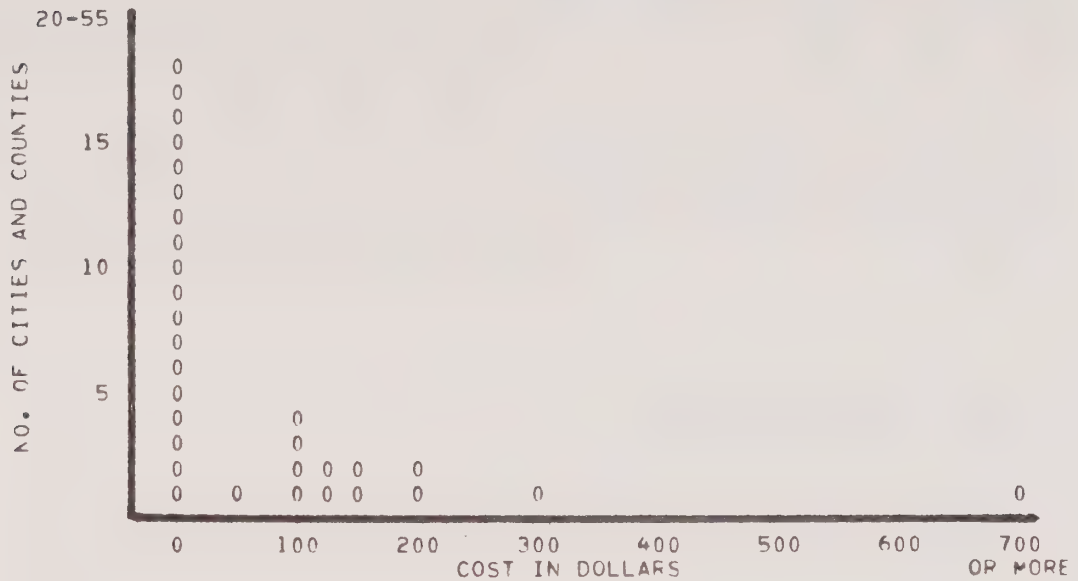


0 MEANS NO CHARGE OR NO COST IN THIS CASE

14 ANSWERED NOT APPLICABLE  
0 ANSWERED NOT AVAILABLE  
2 ANSWERS WERE MISSING

MEAN = \$ 213  
MEDIAN=\$ 140

57. SITE PLAN REVIEW FEES, RESTAURANT  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

15 ANSWERED NOT APPLICABLE

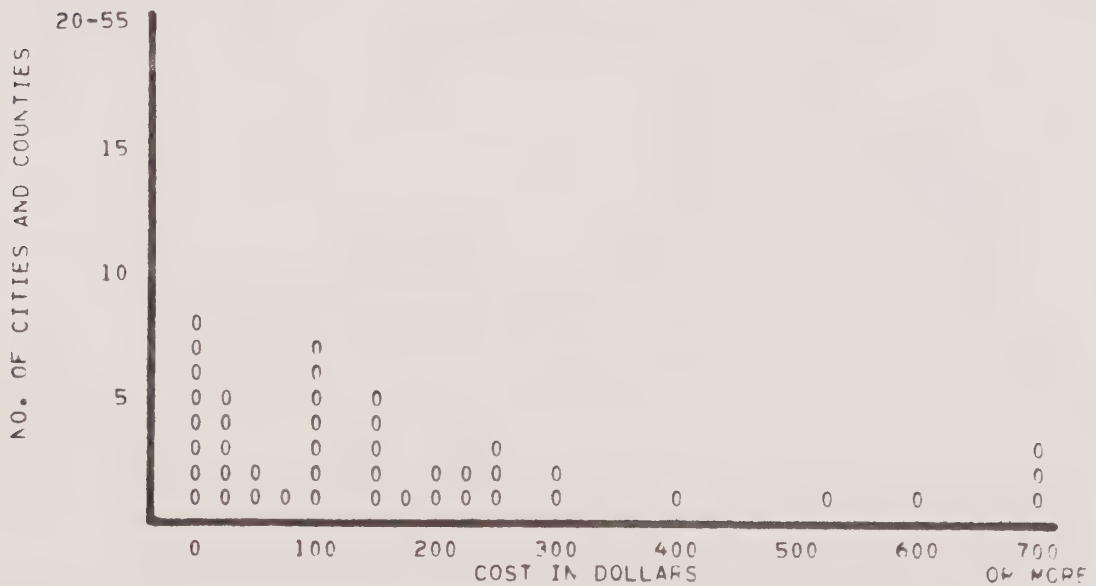
1 ANSWERED NOT AVAILABLE

8 ANSWERS WERE MISSING

MEAN = \$ 185

MEDIAN=\$ 125

58. SUM OF DESIGN AND SITE PLAN REVIEW FEES, RESTAURANT  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

8 ANSWERED NOT APPLICABLE

1 ANSWERED NOT AVAILABLE

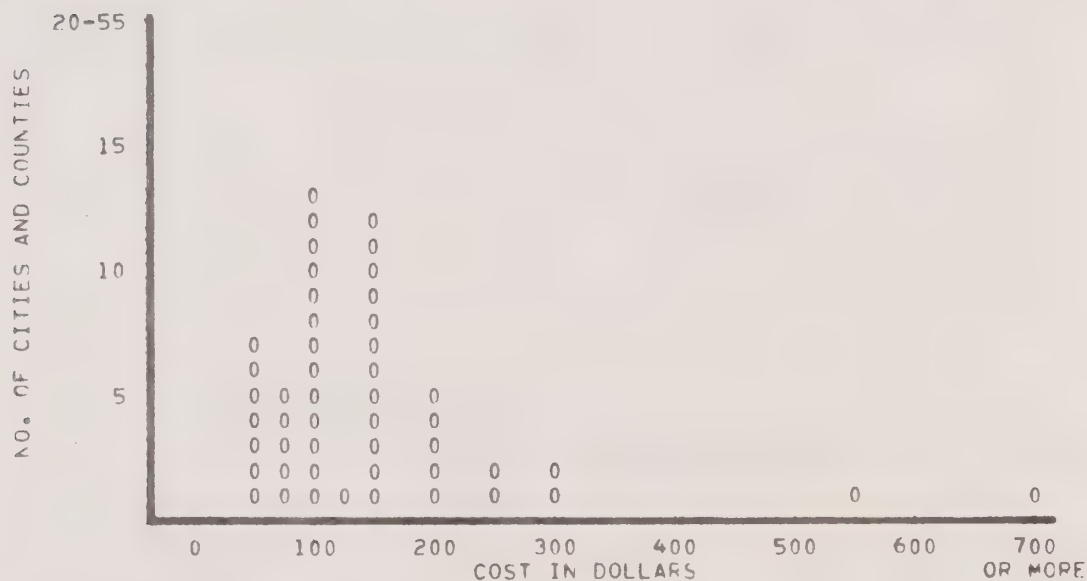
2 ANSWERS WERE MISSING

MEAN = \$ 226

MEDIAN=\$ 150

Histogram 59 shows the distribution of fees for a variance, deemed necessary in this case because the restaurant will be supplying six fewer parking spaces than the assumed required minimum. Only three jurisdictions would not require a variance in this case, and three include the variance in other fees (e.g., design review, use permit). The fee for a variance ranges from \$40 to \$9100. This latter fee is a result of one jurisdiction charging \$1500 per unprovided parking space, in addition to a charge for a variance. Most fees are in the \$50 to \$150 range.

59. VARIANCE FEES, RESTAURANT  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

3 ANSWERED NOT APPLICABLE

0 ANSWERED NOT AVAILABLE

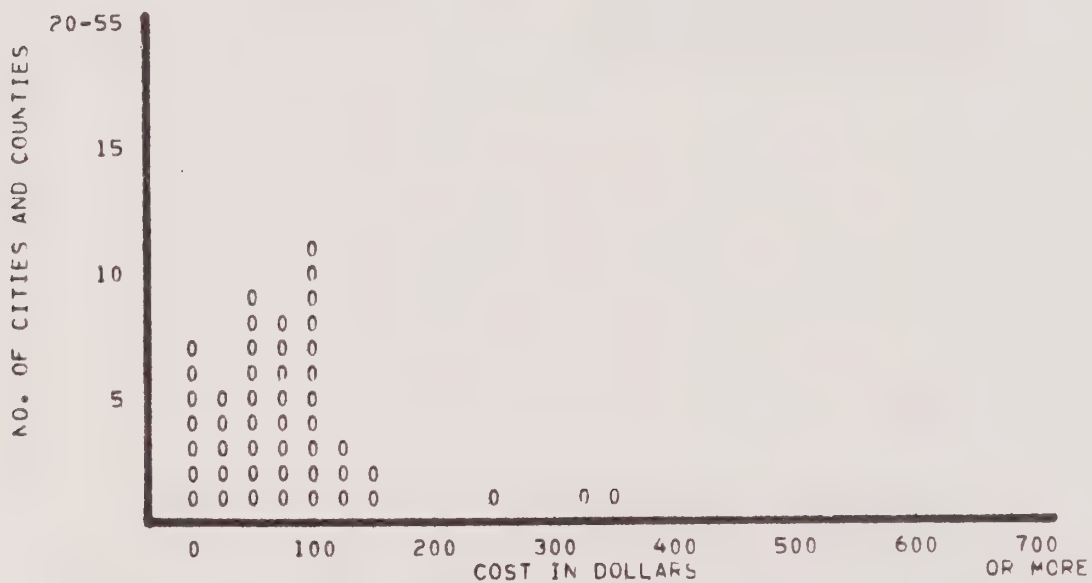
3 ANSWERS WERE MISSING

MEAN = \$ 321

MEDIAN=\$ 110

As Histogram 60 illustrates, 49 jurisdictions require a negative declaration to build the restaurant. Seven localities do not charge for this service. The great majority of those that do, charge a fee in the \$50 to \$150 range.

60. INITIAL ENVIRONMENTAL STUDY FEES. RESTAURANT  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

6 ANSWERED NOT APPLICABLE

0 ANSWERED NOT AVAILABLE

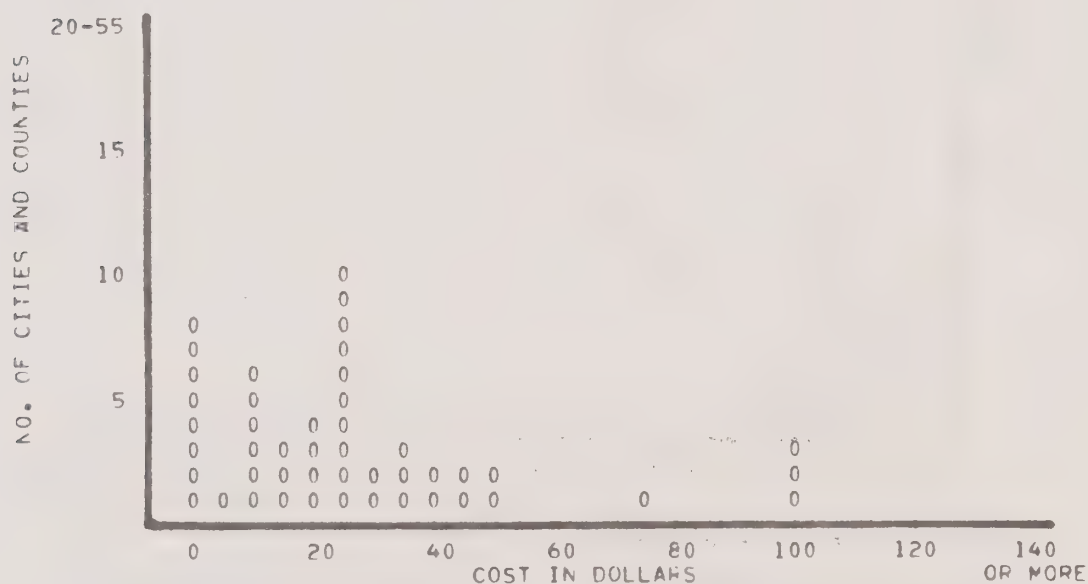
1 ANSWERS WERE MISSING

MEAN = \$ 93

MEDIAN=\$ 75

A sign permit is required by nearly all of those surveyed. The fee is usually assessed at a flat rate, although some jurisdictions base their fee on either the size of the sign or its valuation (the restaurant sign is valued at \$2000). Fees range from \$5 to \$100, with most fees falling in the \$10 to \$25 range (Histogram 61).

61. SIGN PERMIT FEES. RESTAURANT  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

3 ANSWERED NOT APPLICABLE

0 ANSWERED NOT AVAILABLE

5 ANSWERS WERE MISSING

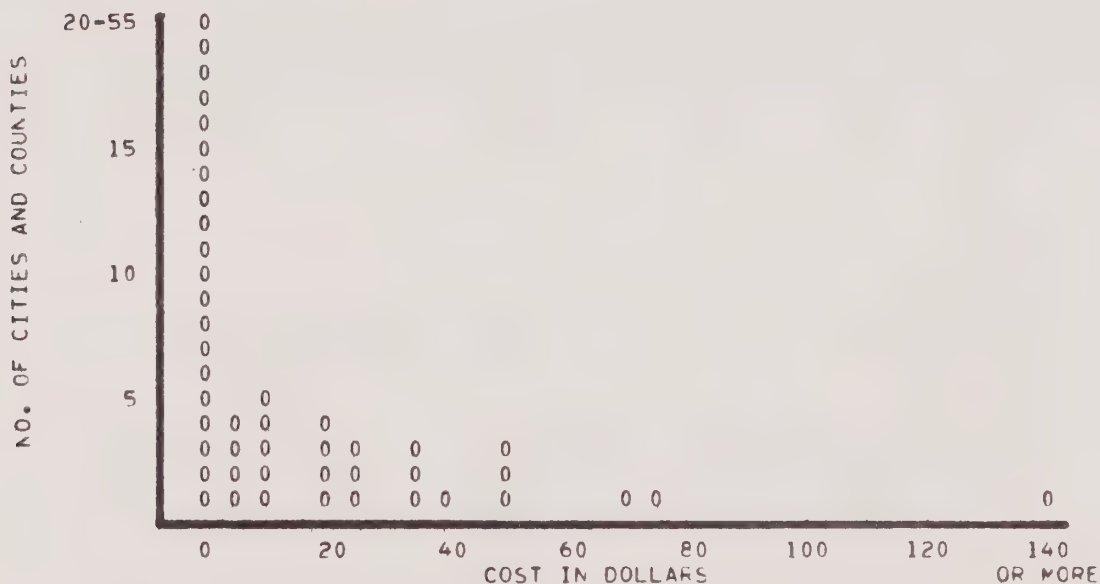
MEAN = \$ 32

MEDIAN=\$ 25



As with the other two structures, many of the jurisdictions which require an encroachment permit do not charge a fee for it. For those that do, the range is \$5 to \$328, with a median fee of \$20 (Histogram 62). A fire inspection fee is required by eight of the respondents. The average cost is \$70, with a low of \$25 and a high of \$165.

62. ENCROACHMENT PERMIT FEES, RESTAURANT  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

5 ANSWERED NOT APPLICABLE

2 ANSWERED NOT AVAILABLE

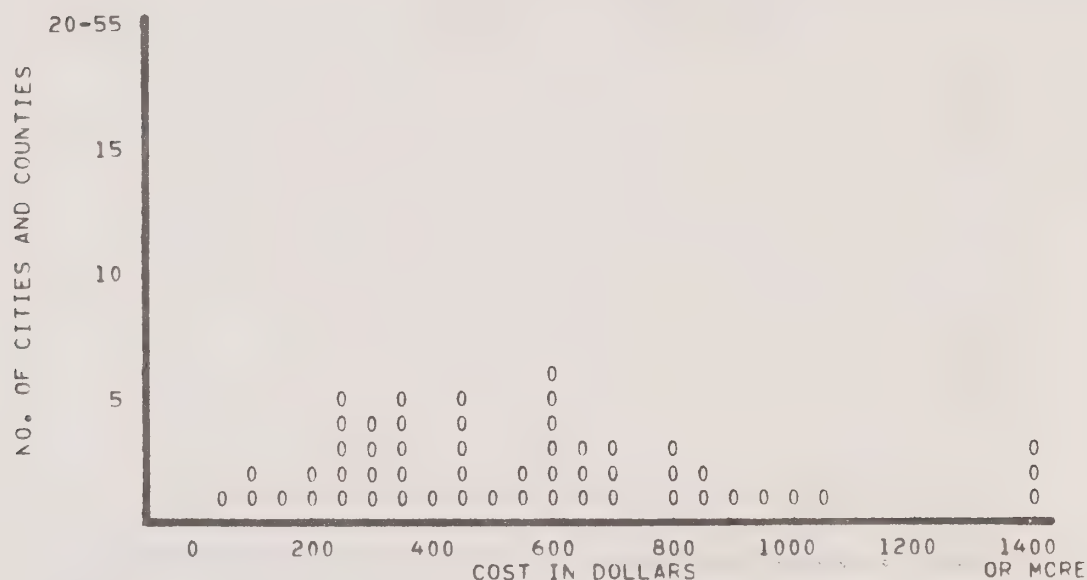
2 ANSWERS WERE MISSING

MEAN = \$ 38

MEDIAN=\$ 20

Histogram 64 displays the range of total planning fees for the restaurant. The totals range from \$20 to \$9275, with a median total of \$500.

64. TOTAL PLANNING FEES, RESTAURANT  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

2 ANSWERED NOT APPLICABLE

0 ANSWERED NOT AVAILABLE

0 ANSWERS WERE MISSING

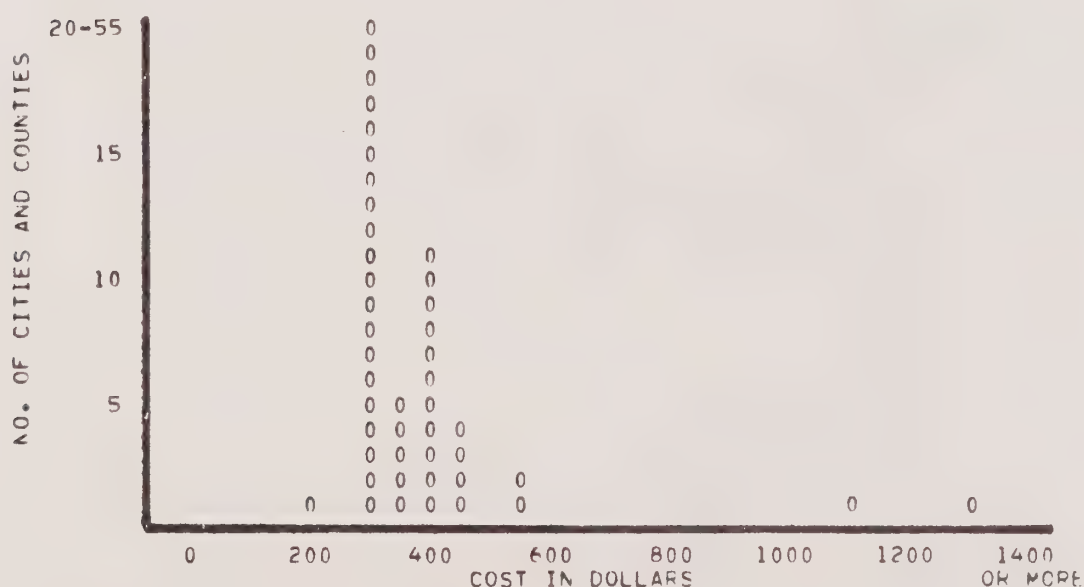
MEAN = \$ 708

MEDIAN=\$ 500

## B. BUILDING FEES

As with the other two structures, building permit fees tend to cluster strongly, this time in the \$300 to \$400 range, as Histogram 65 shows. Plan check fees cluster in the \$200 to \$300 range (Histogram 66). Plumbing permit fees range from \$15 to \$167, with a median fee of \$47. Mechanical permit fees range from \$4 to \$66, with a median fee of \$14. Electrical permit fees range from \$16 to \$188, with a median fee of \$44 (Histograms 67, 68, and 69, respectively). As with residential developments, permits are based on either the number of fixtures or the square footage of the building. Where answers are listed as "not available," the fees are based on a certain percentage (usually 1%) of the relevant contract. Where answers are "missing," the fees are included in another fee, usually the building permit fee. Total building fees are displayed in Histogram 70. The most common fee is \$500, although there is another, smaller cluster at \$800.

65. BUILDING PERMIT FEES, RESTAURANT  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

2 ANSWERED NOT APPLICABLE

0 ANSWERED NOT AVAILABLE

0 ANSWERS WERE MISSING

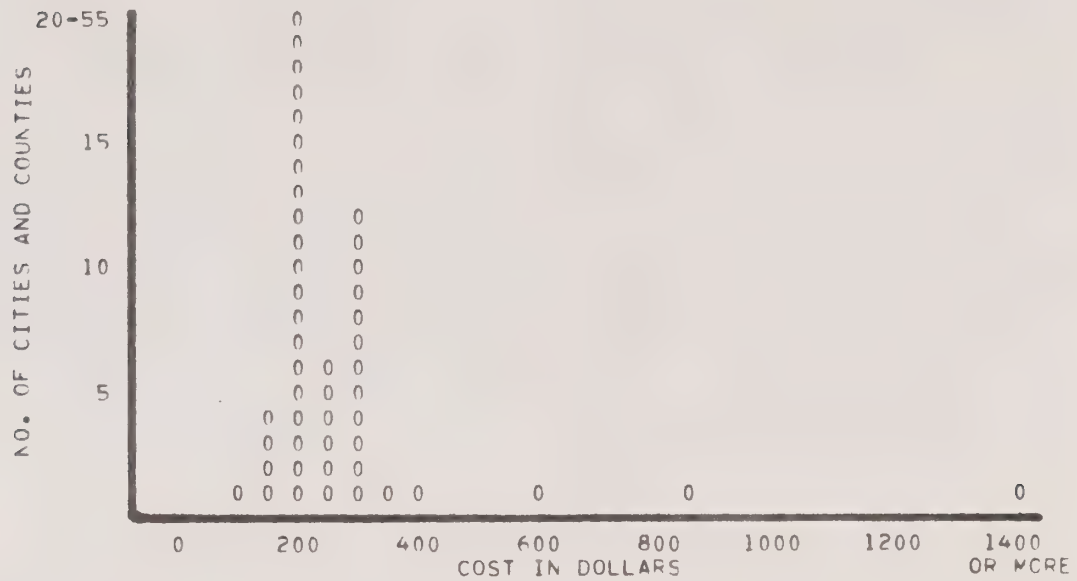
MEAN = \$ 374

MEDIAN = \$ 289

THE BAR THAT EXCEEDS 20 ENTRIES HAS 28 ENTRIES

## 66. PLAN CHECK FEES, RESTAURANT

TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

2 ANSWERED NOT APPLICABLE

0 ANSWERED NOT AVAILABLE

0 ANSWERS WERE MISSING

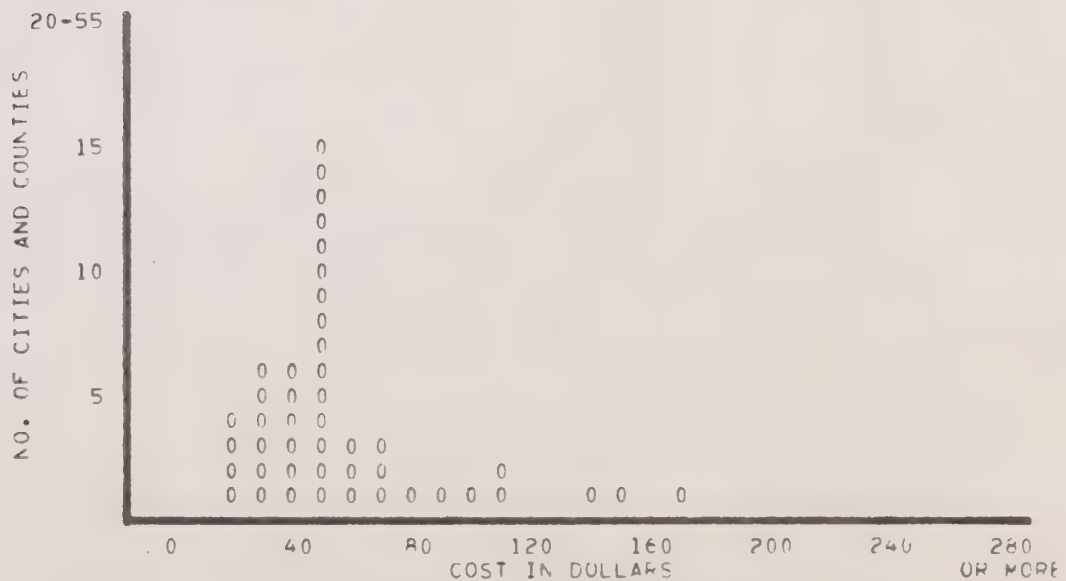
MEAN = \$ 261

MEDIAN=\$ 186

THE BAR THAT EXCEEDS 20 ENTRIES HAS 25 ENTRIES

## 67. PLUMBING PERMIT FFES, RESTAURANT

TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

2 ANSWERED NOT APPLICABLE

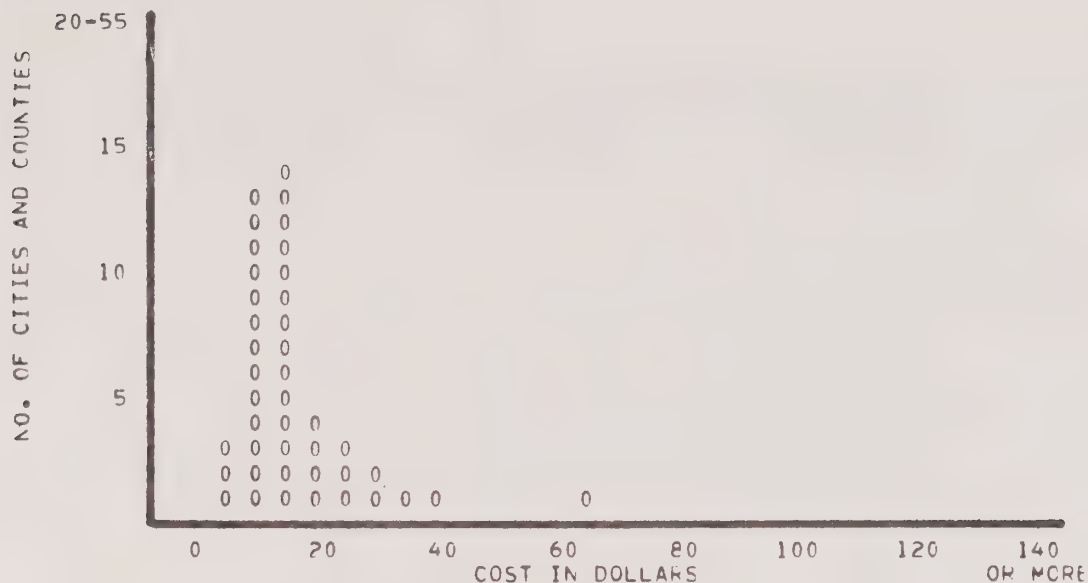
2 ANSWERED NOT AVAILABLE

6 ANSWERS WERE MISSING

MEAN = \$ 56

MEDIAN = \$ 47

68. MECHANICAL PERMIT FEES, RESTAURANT  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

2 ANSWERED NOT APPLICABLE

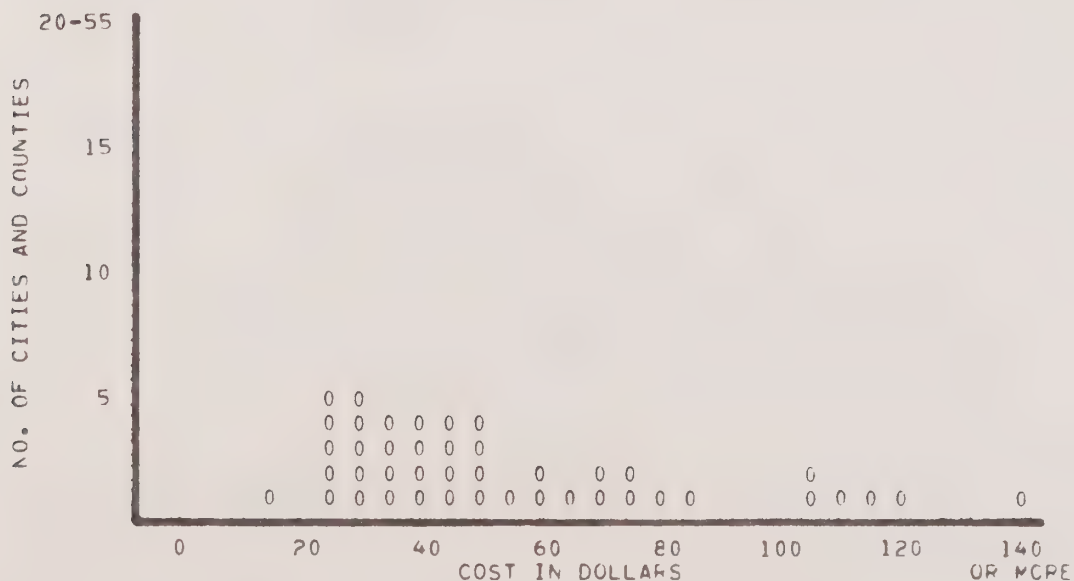
2 ANSWERED NOT AVAILABLE

9 ANSWERS WERE MISSING

MEAN = \$ 17

MEDIAN=\$ 14

69. ELECTRICAL PERMIT FEES, RESTAURANT  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

2 ANSWERED NOT APPLICABLE

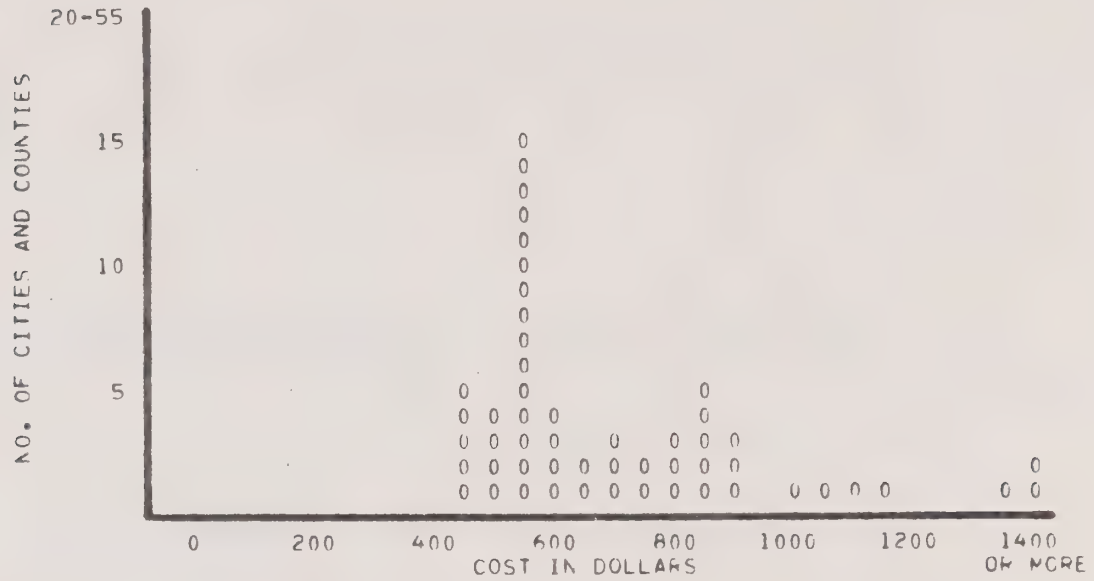
2 ANSWERED NOT AVAILABLE

8 ANSWERS WERE MISSING

MEAN = \$ 56

MEDIAN=\$ 44

70. TOTAL BUILDING FEES, RESTAURANT  
 TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

2 ANSWERED NOT APPLICABLE  
 0 ANSWERED NOT AVAILABLE  
 0 ANSWERS WERE MISSING

MEAN = \$ 742  
 MEDIAN = \$ 586



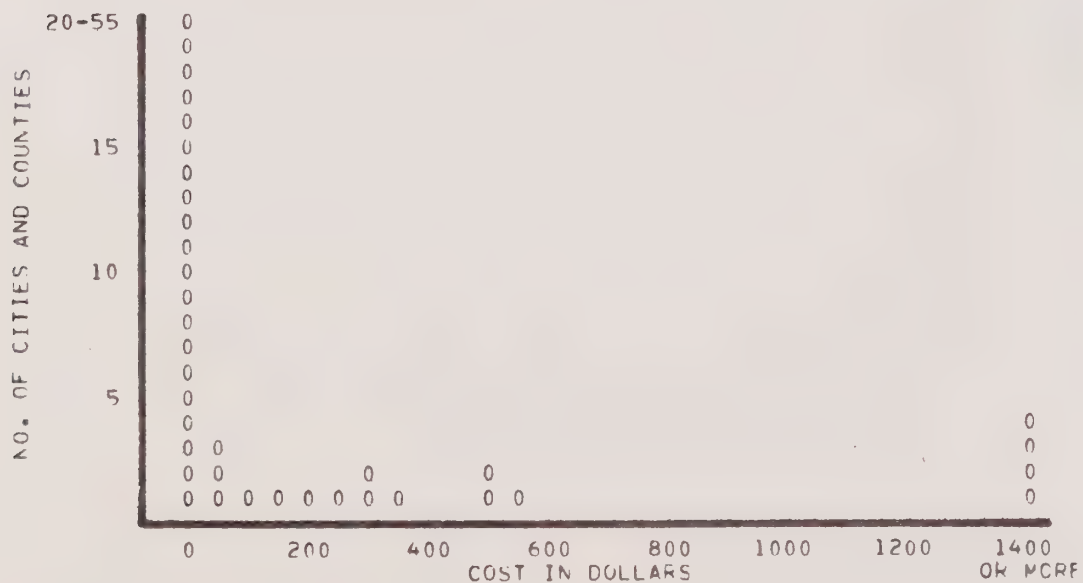
### C. GROWTH-IMPACT FEES

The inspection fee for public works for the restaurant has a cost distribution similar to that for the single-family and multi-family dwellings. As would be expected, none of the jurisdictions surveyed charge a school impact fee to the restaurant. Only three charge a park fee, which ranges from \$333 to \$2970.

As Histogram 73 illustrates, there are only 17 jurisdictions which charge growth-impact fees to the restaurant. The totals range widely, from \$42 to \$10,000. However, most of the fee totals are below \$600, with the median total \$312.

The same kinds of miscellaneous growth-impact fees charged to the single-family and multi-family homes are also charged to the restaurant: bridge fee, traffic impact fee, construction tax, capital improvements tax, etc.

73. TOTAL GROWTH IMPACT FEES, RESTAURANT  
TOTAL NO. OF CITIES AND COUNTIES = 54



0 MEANS NO CHARGE OR NO COST IN THIS CASE

2 ANSWERED NOT APPLICABLE

0 ANSWERED NOT AVAILABLE

0 ANSWERS WERE MISSING

MEAN = \$ 1258

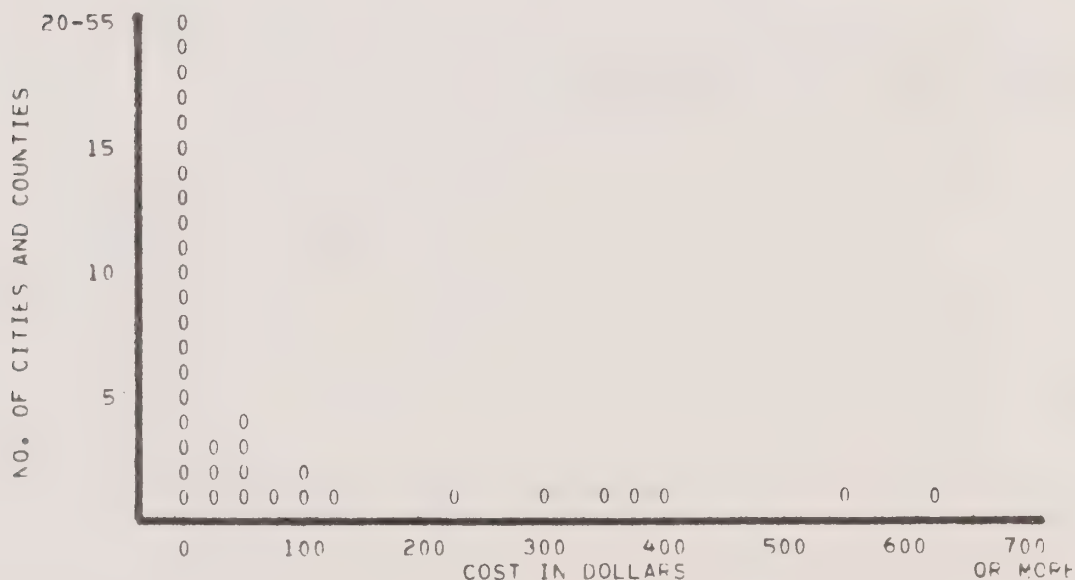
MEDIAN=\$ 312

THE BAR THAT EXCEEDS 20 ENTRIES HAS 36 ENTRIES

## D. UTILITY CONNECTION FEES

Only 18 jurisdictions charge for a storm drain connection, as Histogram 74 shows. The median cost is \$88, with a low of \$3 and a high of \$550. As Histogram 75 illustrates, sewer connection fees show a wide range, with a low fee of \$30, a high of \$3581 and a median fee of \$720. Water connection fees (Histogram 76) range from a low of \$275 to a high of \$13,899 with a median fee of \$1390. Total utility fees (Histogram 77) range widely, from \$10 to \$16,149. Finally, Histogram 78 displays the total development fees for the restaurant. The totals have a wide range, from \$836 to \$17,994. The median total is \$3562.

74. STORM DRAIN CONNECTION FEES, RESTAURANT  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

2 ANSWERED NOT APPLICABLE

1 ANSWERED NOT AVAILABLE

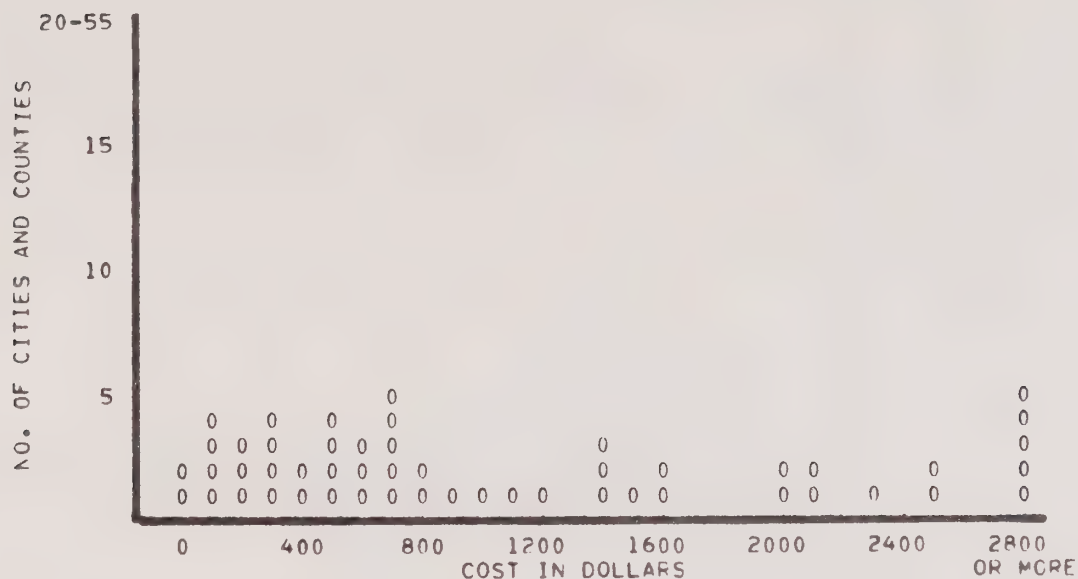
4 ANSWERS WERE MISSING

MEAN = \$ 190

MEDIAN=\$ 88

THE BAR THAT EXCEEDS 20 ENTRIES HAS 30 ENTRIES

75. SEWER CONNECTION FEES, RESTAURANT  
TOTAL NO. OF CITIES AND COUNTIES = 55

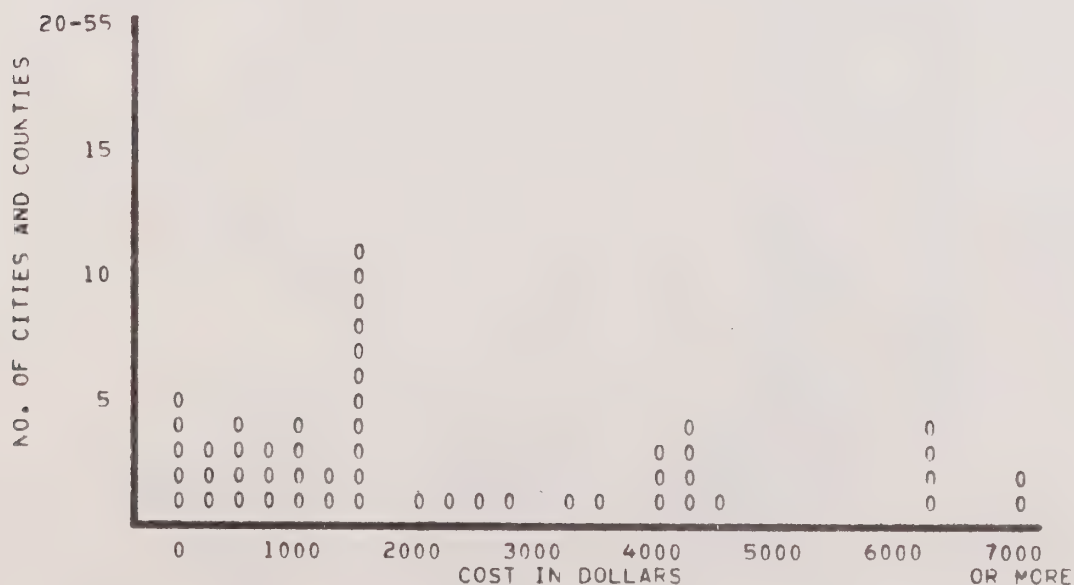


0 MEANS NO CHARGE OR NO COST IN THIS CASE

2 ANSWERED NOT APPLICABLE  
0 ANSWERED NOT AVAILABLE  
2 ANSWERS WERE MISSING

MEAN = \$ 1123  
MEDIAN=\$ 720

76. WATER CONNECTION FEES, RESTAURANT  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

2 ANSWERED NOT APPLICABLE  
0 ANSWERED NOT AVAILABLE  
1 ANSWERS WERE MISSING

MEAN = \$ 2710  
MEDIAN=\$ 1390

77. TOTAL UTILITY CONNECTION FEES, RESTAURANT  
TOTAL NO. OF CITIES AND COUNTIES = 55

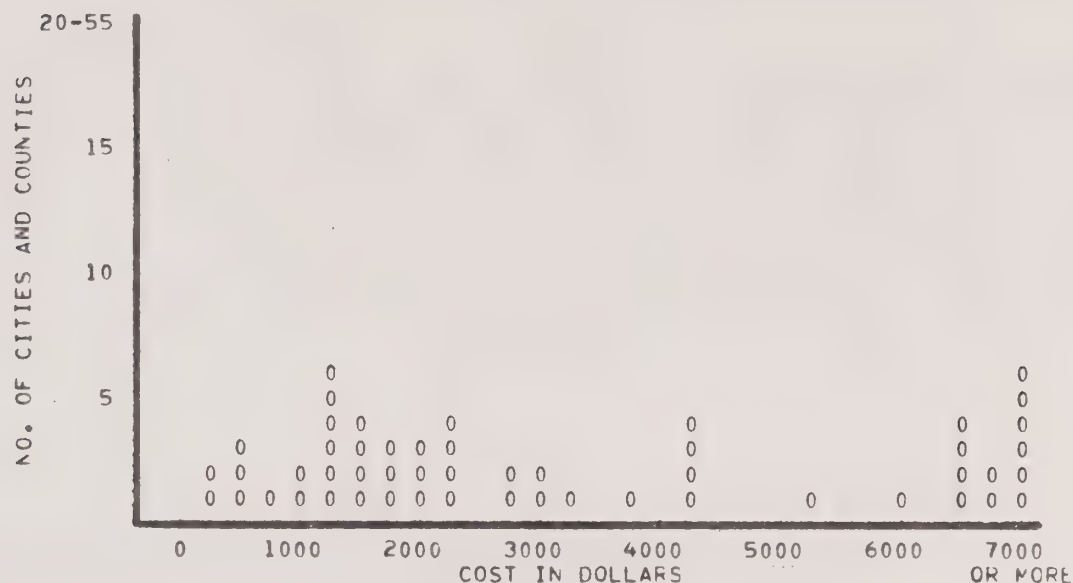
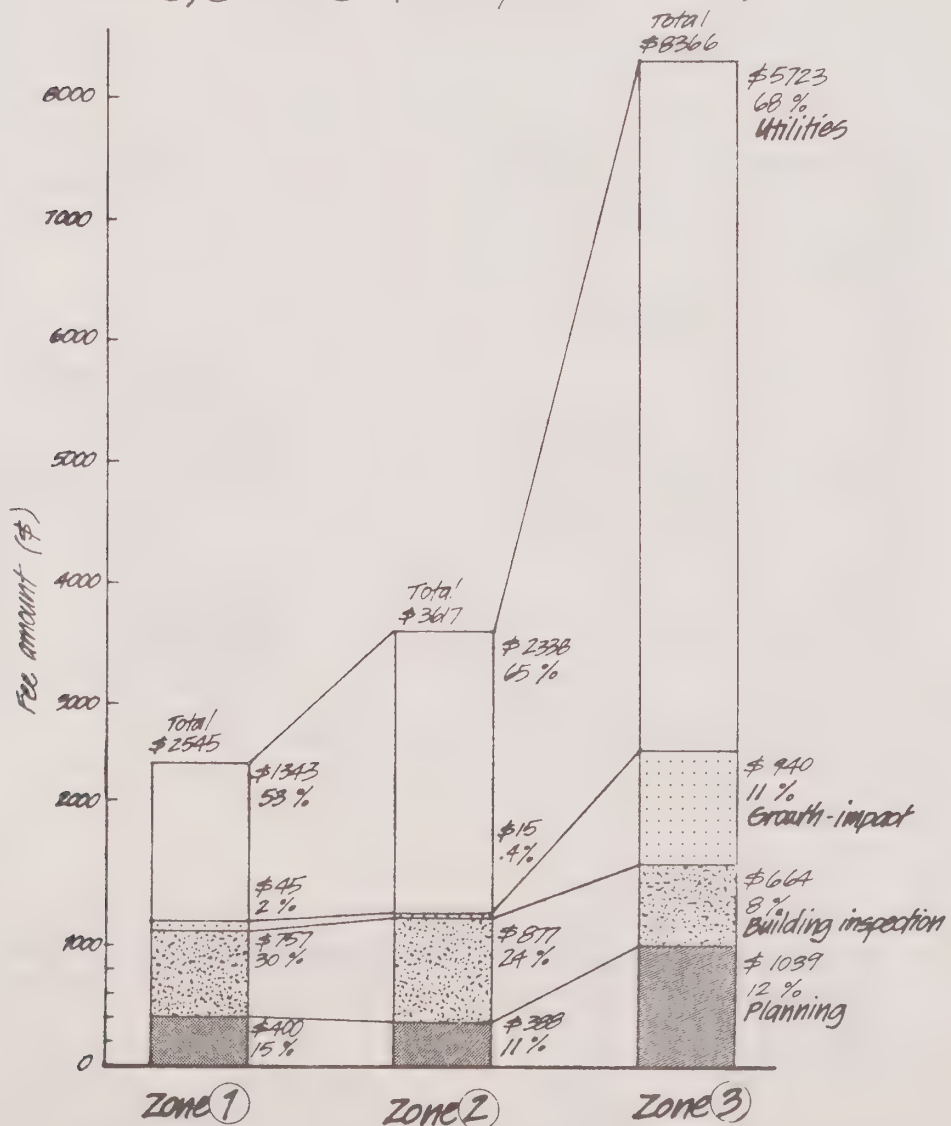


Figure 11 displays the proportion of different development fees in the three zones for the restaurant. Planning and building fees drop proportionately as total fees rise. Unlike the residential developments, growth fees do not rise at all in Zone 2, and rise to only 11% of the total in Zone 3: as stated earlier, far fewer jurisdictions charge growth-impact fees to the restaurant. Utilities costs account for most of the differences in fees among the three zones, rising more than four times from Zone 1 to Zone 3.

Figure 11.

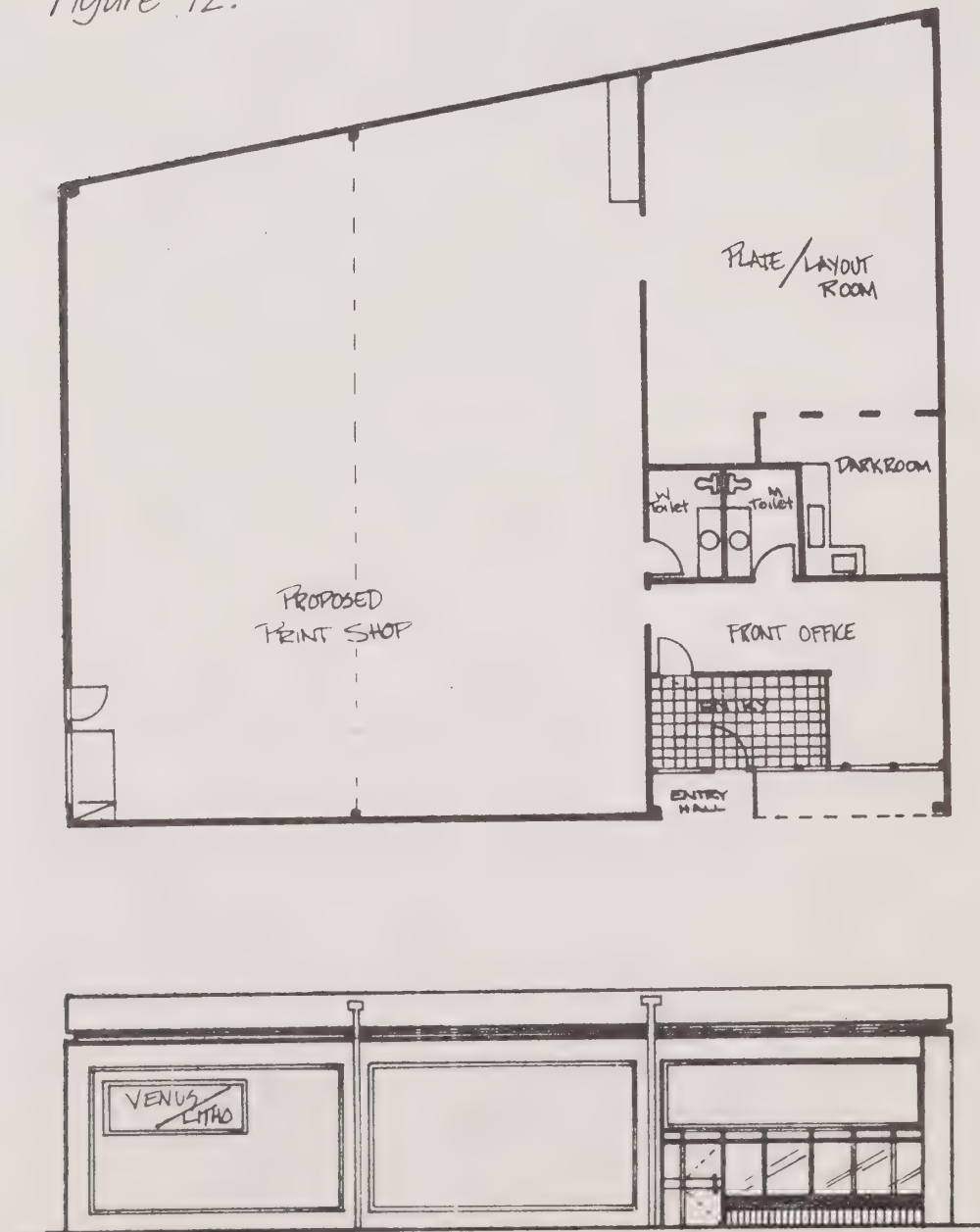
Average development fees, restaurant  
zones ①, ② and ③ (see map for zone areas)



#### IV. PRINT SHOP

Figure 12 illustrates the floor plan of the fourth structure, a print shop. Figure 13 displays the necessary statistics and information. The following assumptions have been made: 1) the building will be constructed in an area already zoned light industrial; 2) a parcel map will not be necessary; and 3) an initial environmental study will result in a negative declaration.

*Figure 12.*





Light Industrial: PRINT SHOP

I. BASIC STATISTICS

lot size: 7812 sq. ft.  
 sq. footage: 4000  
 building classification: II  
 valuation per sq. ft.: \$18.30  
 total valuation per unit: \$73,200  
 impervious sq. footage: 6226

II. PLANNING INFORMATION

general plan amendment: no  
 rezoning: no  
 prelim. development plan: no  
 prelim. map: no  
 tentative parcel map: yes  
 variance: no  
 negative declaration: yes  
 EIR: no

III. PLUMBING INFORMATION

toilets, flush tank: 2  
 bathroom sinks: 2  
 darkroom sinks: 2  
 TOTAL PLUMBING  
 FIXTURES: 6  
  
 storm drain: 0  
 lawn sprinkler  
 system: yes  
 sewer 1  
 water meter size: 1½"  
 # gas appliances: 2(a)  
  
 (a) suspended space heater,  
 water heater

IV. ELECTRICAL INFORMATION

circuits: 6  
 switch outlets: 4  
 lighting and receptacle outlets: 39  
 incandescent lighting fixtures: 12  
 220 volt outlets: 10  
 motors: 12 @ 10 hp or under, total  
 23.83 hp; 1 @ 34 hp  
 service (amps) 400  
  
 fans: 0  
 electric sign: no (a)  
  
 (a) unlighted, 50 sq. ft.

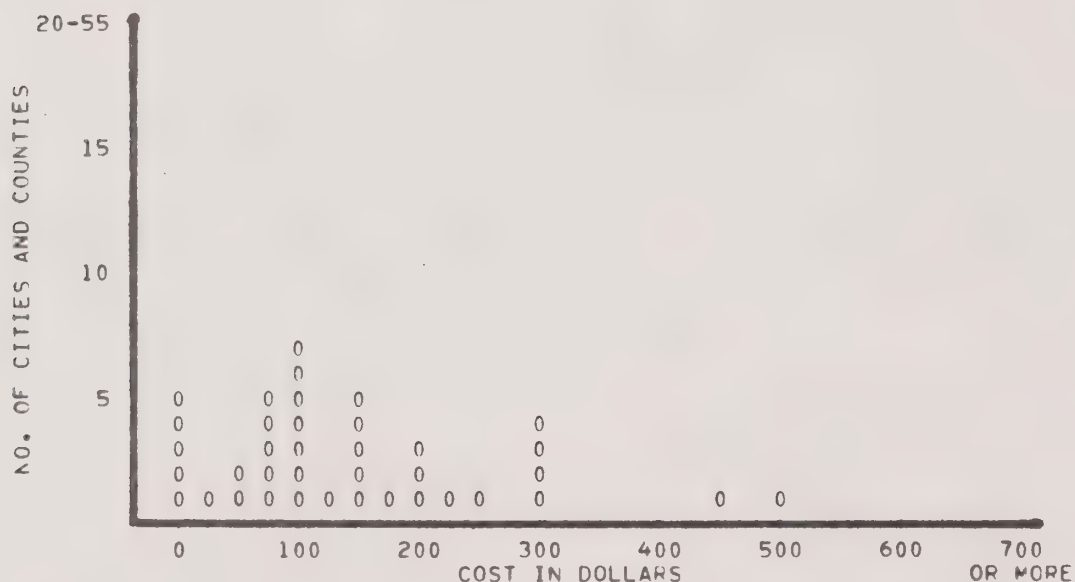
V. MECHANICAL INFORMATION

heating/cooling system: suspended heater;  
 air conditioner  
 extra ventilation fans: 0

## A. PLANNING FEES

Use permit fees, charged by 60% of those surveyed, range in cost from \$35 to \$300 (Histogram 79). Most of the fees fall in the \$75 to \$150 range.

79. USE PERMIT FEES, PRINT SHOP  
TOTAL NO. OF CITIES AND COUNTIES = 55



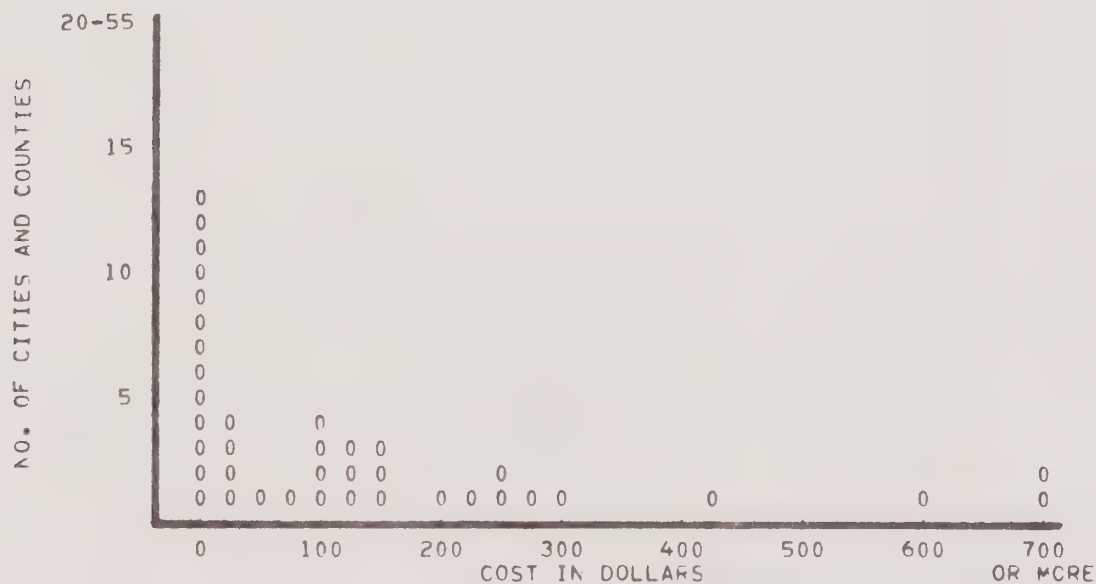
0 MEANS NO CHARGE OR NO COST IN THIS CASE

17 ANSWERED NOT APPLICABLE  
0 ANSWERED NOT AVAILABLE  
0 ANSWERS WERE MISSING

MEAN = \$ 167  
MEDIAN = \$ 150

For the 47% of the respondents charging for a design review, the median fee is \$125. As Histogram 80 shows, most jurisdictions cluster in the \$25 to \$150 range, although there are several jurisdictions which charge over \$400 for a design review. Most of the jurisdictions charge a flat fee; however, two jurisdictions base their fee on the square footage of the building.

80. DESIGN REVIEW FEES, PRINT SHOP  
TOTAL NO. OF CITIES AND COUNTIES = 55



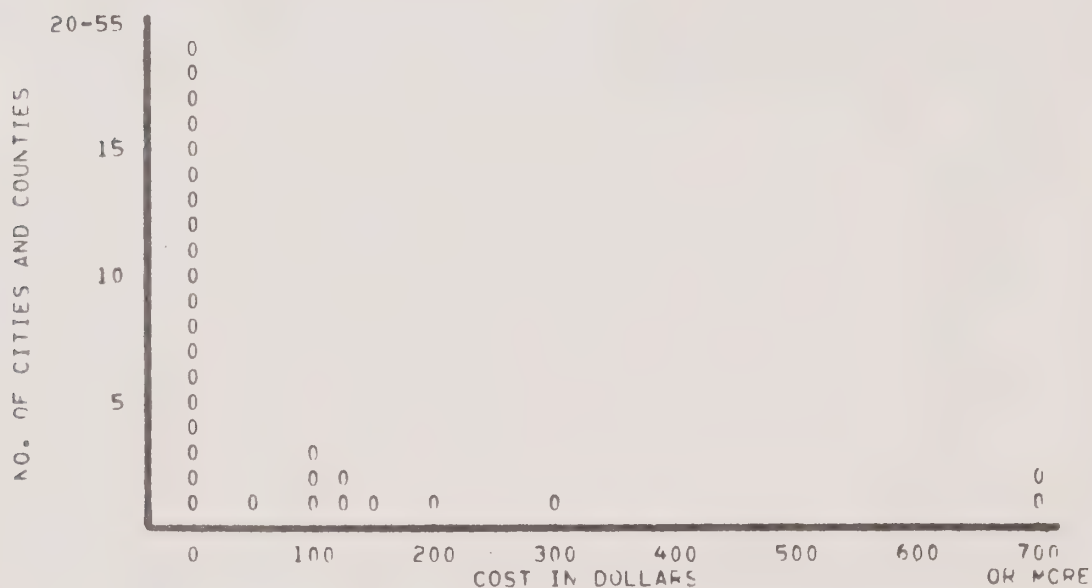
0 MEANS NO CHARGE OR NO COST IN THIS CASE

13 ANSWERED NOT APPLICABLE  
0 ANSWERED NOT AVAILABLE  
3 ANSWERS WERE MISSING

MEAN = \$ 221  
MEDIAN = \$ 125

Only eleven localities charge for a site plan review, with a median cost of \$125. Two localities charge over \$700 for this service (Histogram 81). Histogram 82 displays the combined two fees.

81. SITE PLAN REVIEW FEES, PRINT SHOP  
TOTAL NO. OF CITIES AND COUNTIES = 51

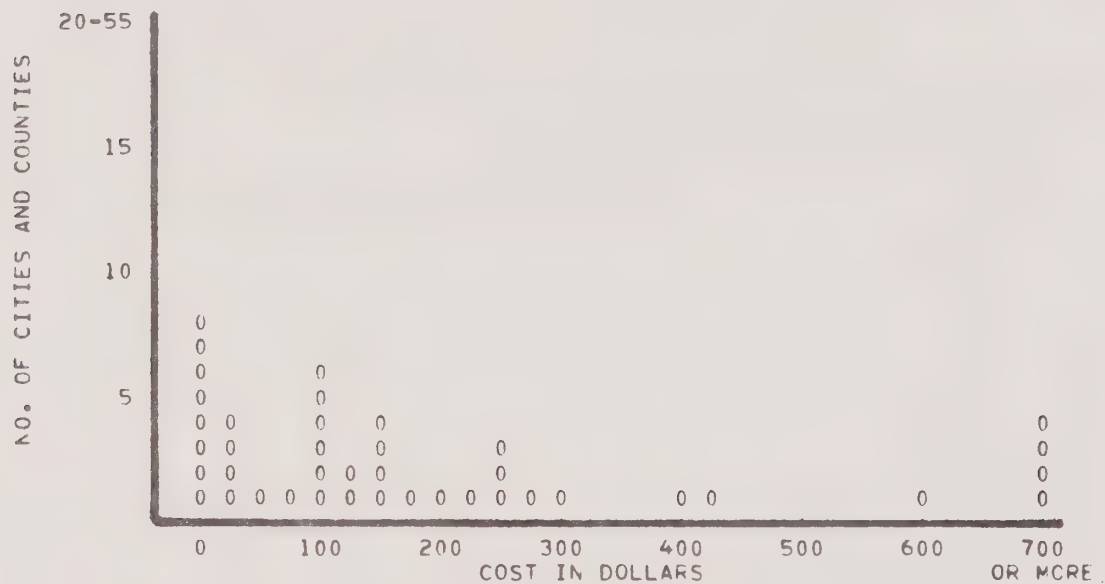


0 MEANS NO CHARGE OR NO COST IN THIS CASE

17 ANSWERED NOT APPLICABLE  
1 ANSWERED NOT AVAILABLE  
7 ANSWERS WERE MISSING

MEAN = \$ 353  
MEDIAN = \$ 125

82. SUM OF DESIGN AND SITE PLAN REVIEW FEES, PRINT SHOP  
 TOTAL NO. OF CITIES AND COUNTIES = 55



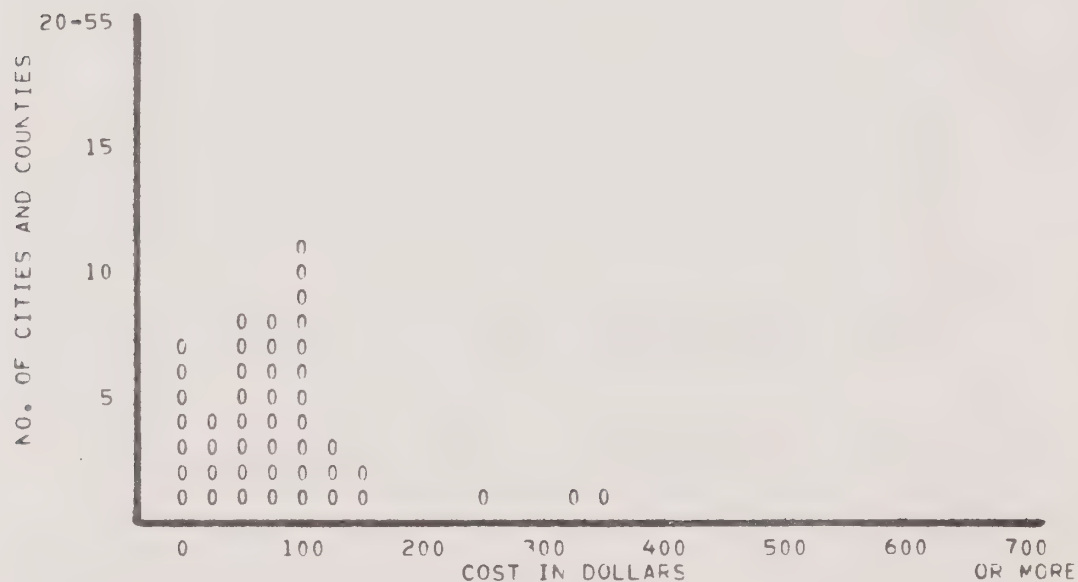
0 MEANS NO CHARGE OR NO COST IN THIS CASE

- 11 ANSWERED NOT APPLICABLE
- 1 ANSWERED NOT AVAILABLE
- 2 ANSWERS WERE MISSING

MEAN = \$ 286  
 MEDIAN = \$ 150

Sixty-nine percent of the jurisdictions collecting fees for a negative declaration charge between \$50 and \$100, although two charge over \$300. The range, however, is quite narrow, as shown in Histogram 83.

83. INITIAL ENVIRONMENTAL STUDY FEES. PRINT SHCP  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

R ANSWERED NOT APPLICABLE

0 ANSWERED NOT AVAILABLE

1 ANSWERS WERE MISSING

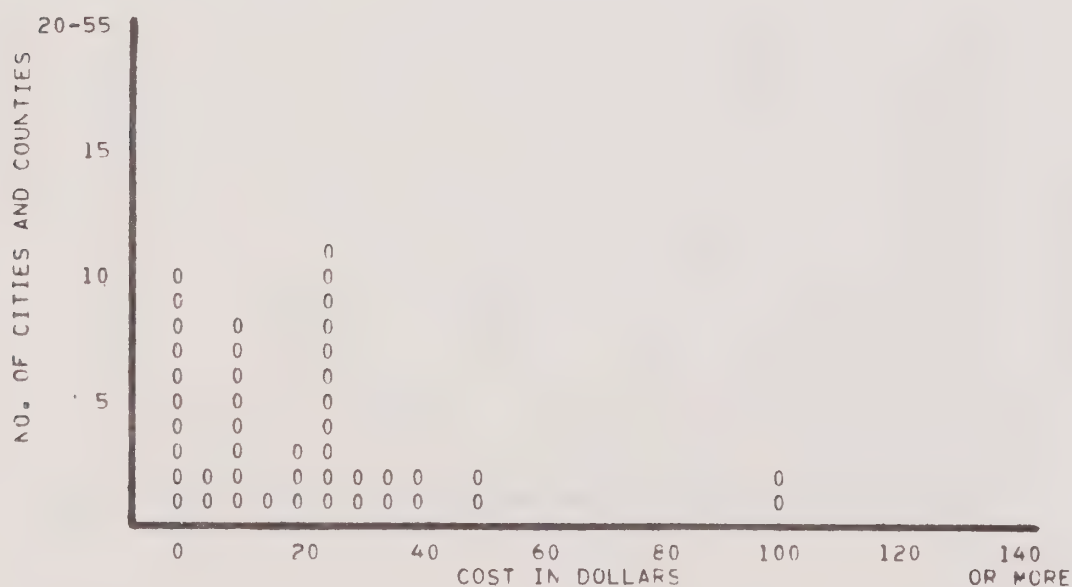
MEAN = \$ 95

MEDIAN=\$ 75



The most common fee for a sign permit is \$25 (Histogram 84). The great majority of jurisdictions charge a flat fee for it, although two base their fees on the sign's valuation. Three jurisdictions include the sign permit in the cost of the use permit, and one includes it in the cost of the design review.

84. SIGN PERMIT FEES, PRINT SHOP  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

6 ANSWERED NOT APPLICABLE

0 ANSWERED NOT AVAILABLE

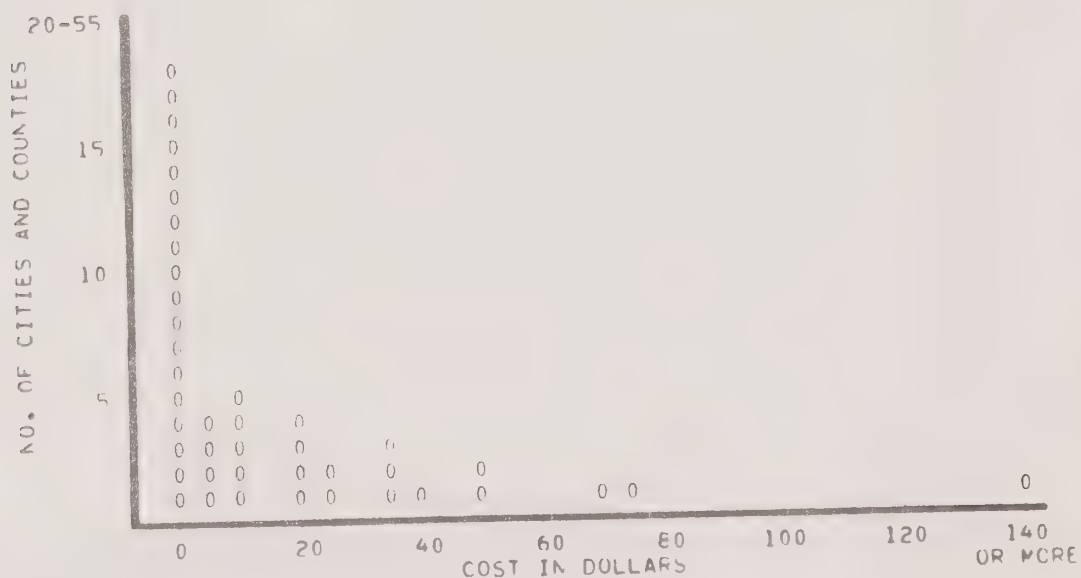
4 ANSWERS WERE MISSING

MEAN = \$ 27

MEDIAN=\$ 25

Again, encroachment permit fees are similar to those charged for the other structures (Histogram 85). The seven jurisdictions which require a fire inspection charge an average amount of \$54, somewhat lower than the average for the restaurant.

85. ENCROACHMENT PERMIT FEES, PRINT SHOP  
TOTAL NO. OF CITIES AND COUNTIES = 55



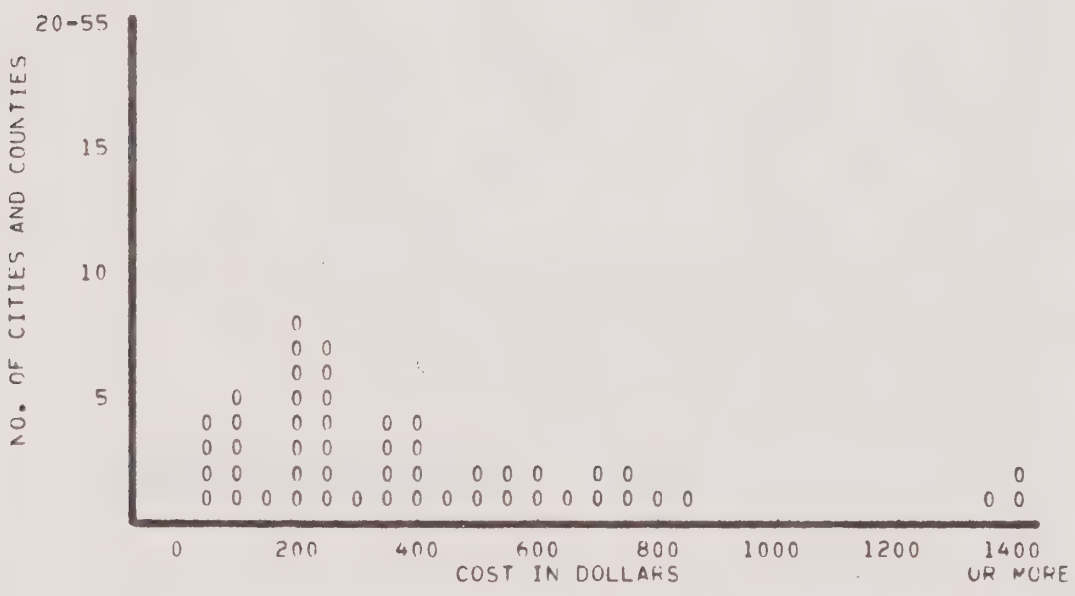
0 MEANS NO CHARGE OR NO COST IN THIS CASE

9 ANSWERED NOT APPLICABLE  
1 ANSWERED NOT AVAILABLE  
3 ANSWERS WERE MISSING

MEAN = \$ 38  
MEDIAN = \$ 20

Histogram 87 presents the total planning fees for the print shop. The median total of \$300 puts it below the median total for the restaurant (\$500). The difference in total planning fees is in part attributable to the necessity for a variance in the case of the restaurant. The fact that the restaurant's sign valuation, at \$2000, was considerably above that of the print shop's (at \$500), also increased its planning fees.

87. TOTAL PLANNING FEES. PRINT SHOP  
 TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

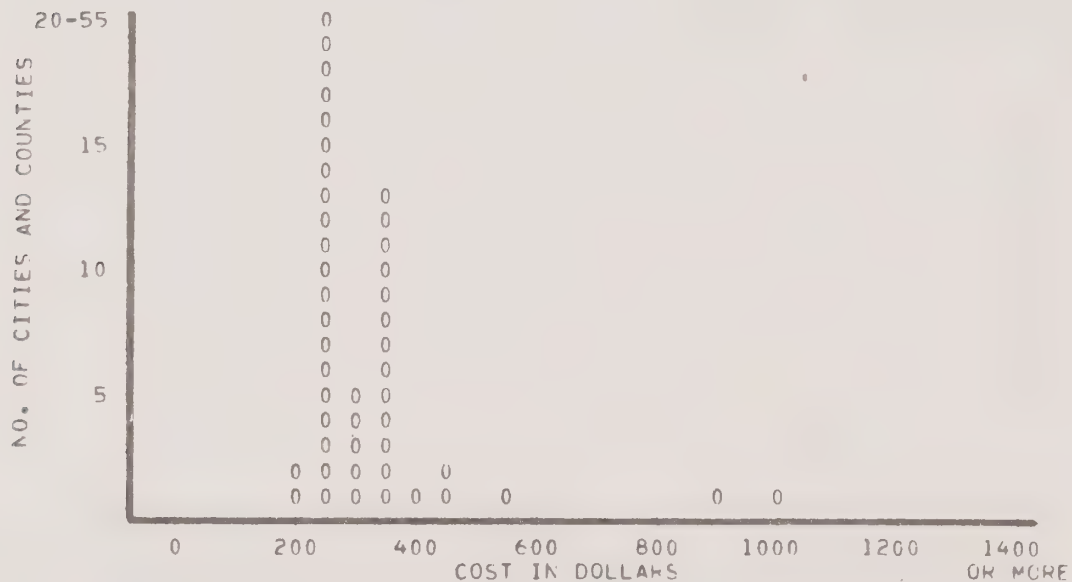
- 4 ANSWERED NOT APPLICABLE
- 0 ANSWERED NOT AVAILABLE
- 0 ANSWERS WERE MISSING

MEAN = \$ 414  
 MEDIAN=\$ 300

## B. BUILDING FEES

As Histogram 88 shows, building permit fees for the print shop cluster strongly in the \$200 to \$350 range. Likewise, plan check fees cluster in the \$150 range (Histogram 89).

88. BUILDING PERMIT FEES, PRINT SHOP  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

4 ANSWERED NOT APPLICABLE

0 ANSWERED NOT AVAILABLE

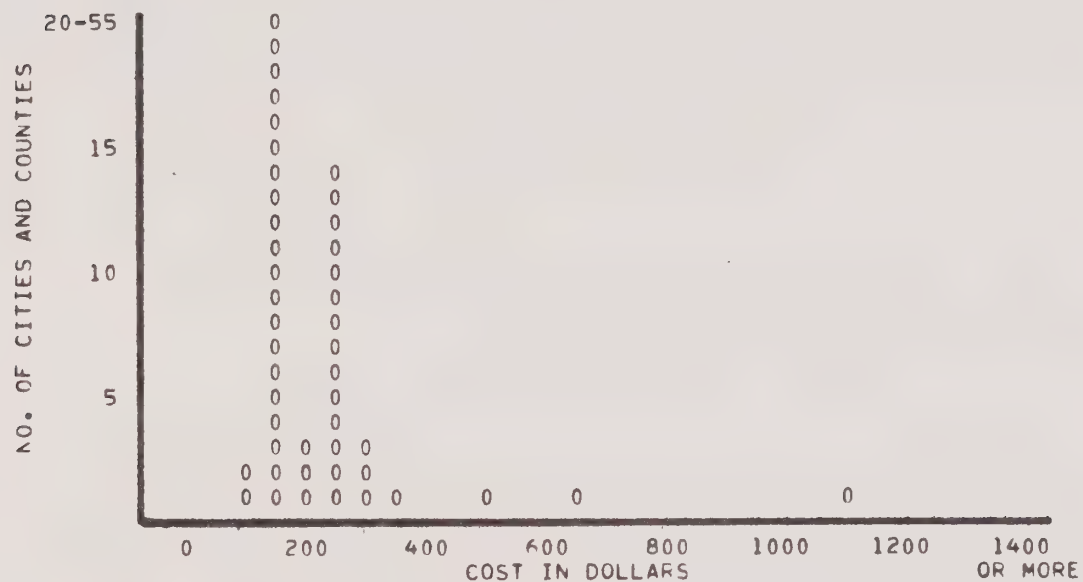
0 ANSWERS WERE MISSING

MEAN = \$ 319

MEDIAN = \$ 260

THE BAR THAT EXCEEDS 20 ENTRIES HAS 25 ENTRIES

89. PLAN CHECK FEES, PRINT SHOP  
 TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

4 ANSWERED NOT APPLICABLE

0 ANSWERED NOT AVAILABLE

0 ANSWERS WERE MISSING

MEAN = \$ 223

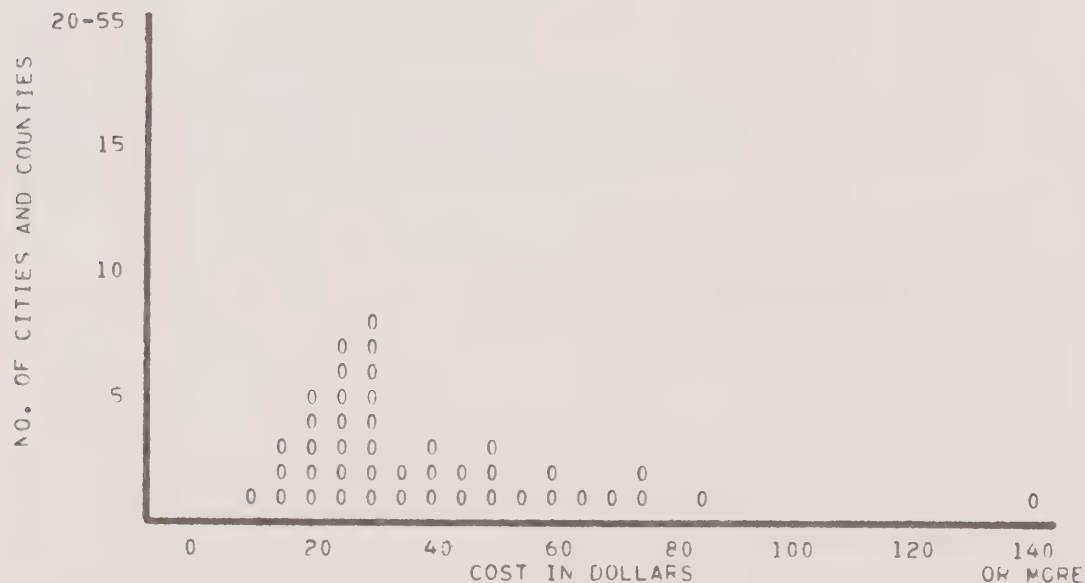
MEDIAN=\$ 156

THE BAR THAT EXCEEDS 20 ENTRIES HAS 25 ENTRIES

Plumbing permit fees (Histogram 90) range from \$8 to \$141, with most falling in the \$20 to \$40 range. While most jurisdictions charge by the number of fixtures, some localities charge a percentage of the contract, while others include the plumbing permit fee as part of their building permit fee. This is also true of mechanical and electrical permit fees. Mechanical permit fees (Histogram 91) are, as with the other structures, lower than plumbing or electrical permit fees. They range from \$7 to \$52, and have a median charge of \$15. Electrical permit fees (Histogram 92) are the most expensive. They range from \$18 to \$460, with a median total of \$85. Total building fees are displayed in Histogram 93. The majority of jurisdictions fall within the \$400 to \$800 range.

#### 90. PLUMBING PERMIT FEES, PRINT SHOP

TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

4 ANSWERED NOT APPLICABLE

2 ANSWERED NOT AVAILABLE

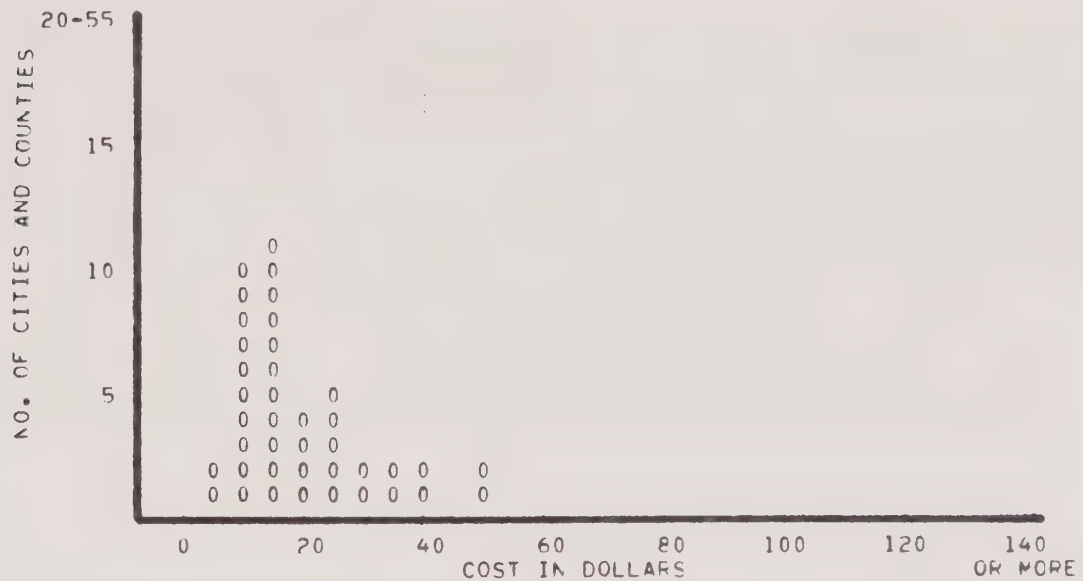
6 ANSWERS WERE MISSING

MEAN = \$ 39

MEDIAN=\$ 30



91. MECHANICAL PERMIT FEES, PRINT SHOP  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

4 ANSWERED NOT APPLICABLE

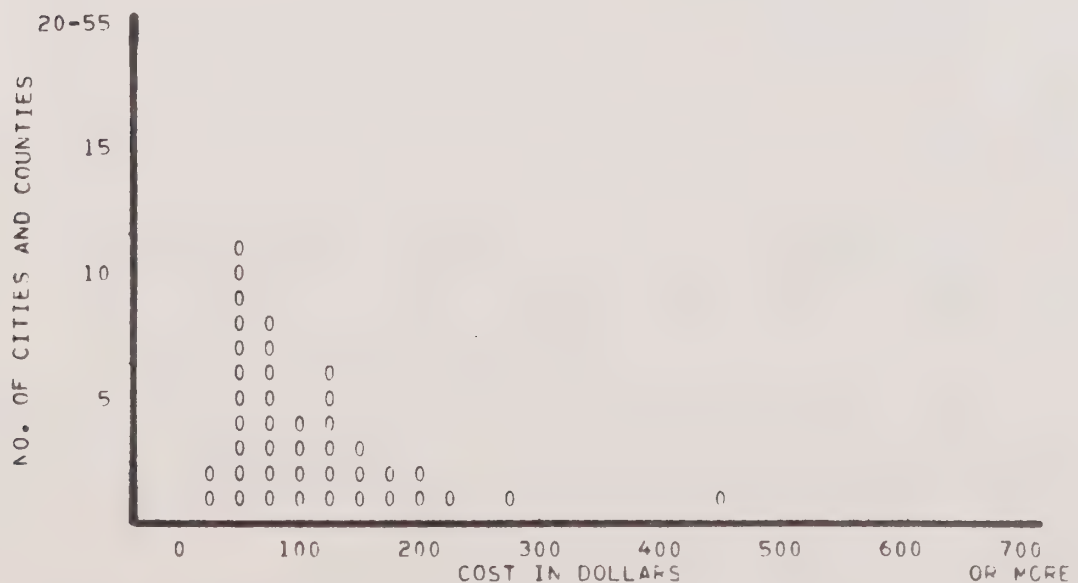
2 ANSWERED NOT AVAILABLE

9 ANSWERS WERE MISSING

MEAN = \$ 20

MEDIAN = \$ 15

92. ELECTRICAL PERMIT FEES, PRINT SHOP  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

4 ANSWERED NOT APPLICABLE

2 ANSWERED NOT AVAILABLE

8 ANSWERS WERE MISSING

MEAN = \$ 109

MEDIAN = \$ 85

93. TOTAL BUILDING FEES, PRINT SHOP  
 TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

4 ANSWERED NOT APPLICABLE  
 0 ANSWERED NOT AVAILABLE  
 0 ANSWERS WERE MISSING

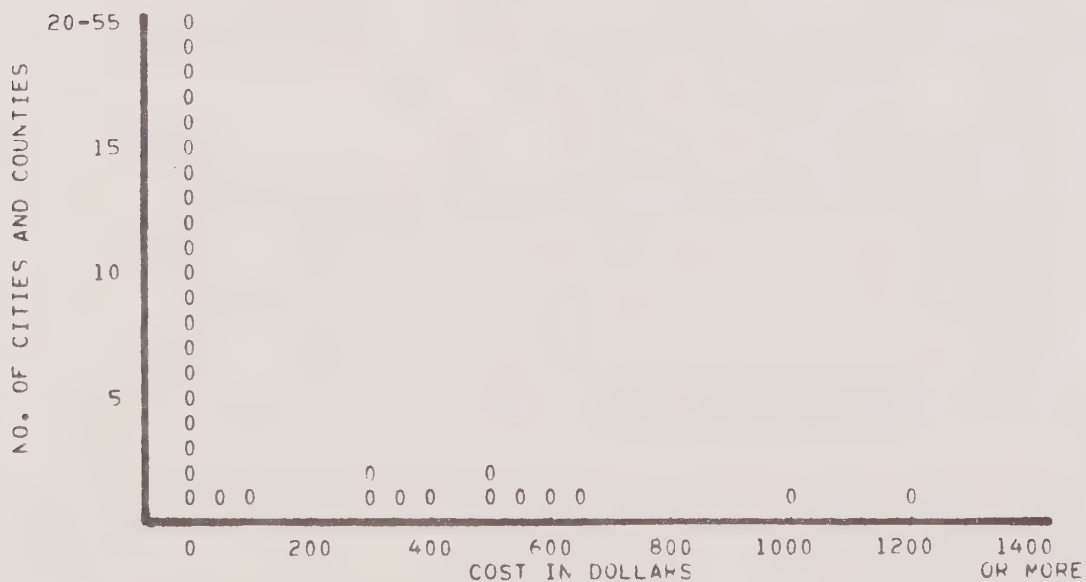
MEAN = \$ 678  
 MEDIAN = \$ 582

### C. GROWTH-IMPACT FEES

Growth-impact fees for the print shop are very similar to those for the restaurant. As with the restaurant, the distribution of the inspection fee for public works is similar to the distribution for the multi-family dwelling. Other growth fees are also similar to those for the restaurant. They are: a bridge fee in Vallejo; a bedroom tax in Cotati and Rohnert Park; a traffic impact fee in Menlo Park and Pittsburg; a park fee in Antioch; a construction tax in San Jose, El Cerrito, and Mountain View; a development tax in San Rafael; an occupancy tax in Tiburon; and a capital improvements fee in Dixon.

Histogram 96 displays the total growth impact fees for the print shop. Only 13 of the respondents charge any growth fees. The median cost is \$480, with a range from \$39 to \$1184.

96. TOTAL GROWTH IMPACT FEES, PRINT SHOP  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

4 ANSWERED NOT APPLICABLE

0 ANSWERED NOT AVAILABLE

0 ANSWERS WERE MISSING

MEAN = \$ 495

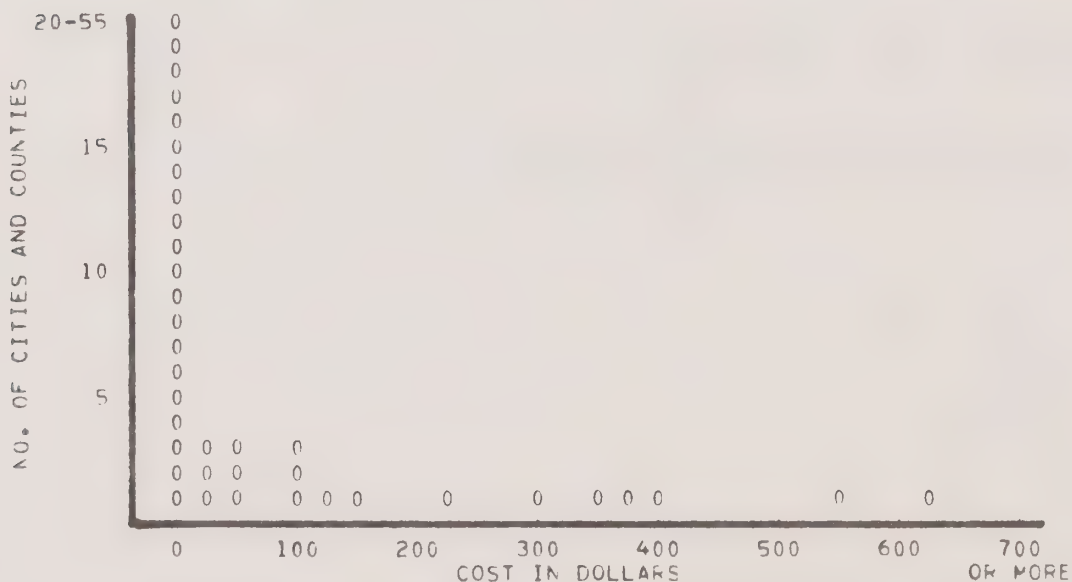
MEDIAN=\$ 480

THE BAR THAT EXCEEDS 20 ENTRIES HAS 38 ENTRIES

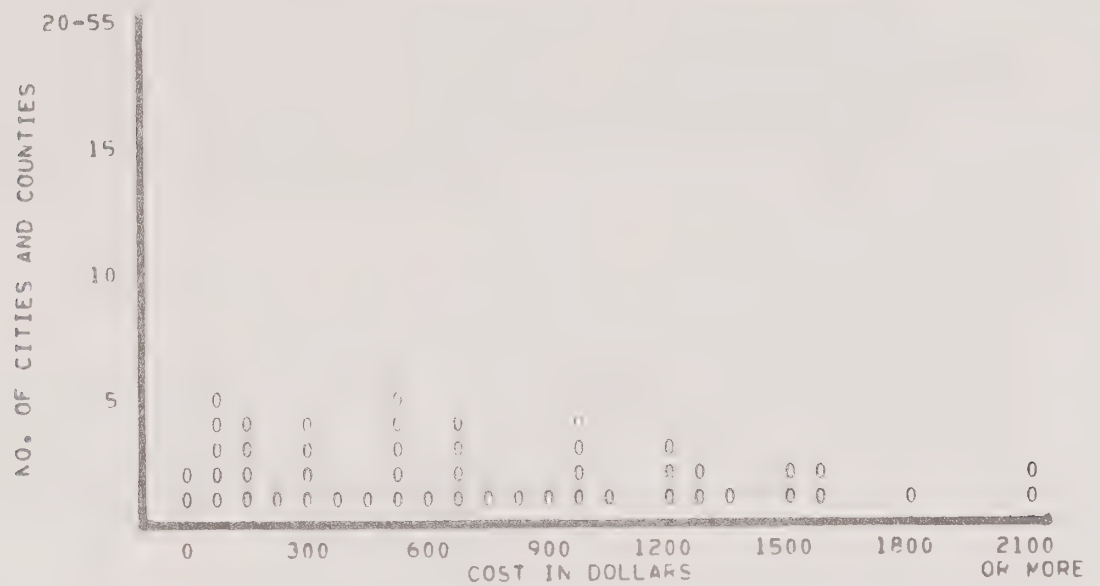
## D. UTILITY CONNECTION FEES

The cost of a storm drain connection for the 18 jurisdictions that charge this fee ranges from \$3 to \$550, with a median fee of \$112 (Histogram 97). Sewer connection fees are fairly widely distributed (Histogram 98). They range from \$30 to \$3581, with a median fee of \$672. Water connection fees (Histogram 99) range from \$125 to \$12,655, with a cluster in the \$1500 range. Total utility fees (Histogram 100) range widely, from \$95 to \$15,399. Histogram 101 illustrates the total development fees for the print shop. The range is from \$594 to \$31,419 with a median total of \$3538.

97. STORM DRAIN CONNECTION FEES, PRINT SHOP  
TOTAL NO. OF CITIES AND COUNTIES = 55



98. SEWER CONNECTION FEES. PRINT SHOP  
TOTAL NO. OF CITIES AND COUNTIES = 55

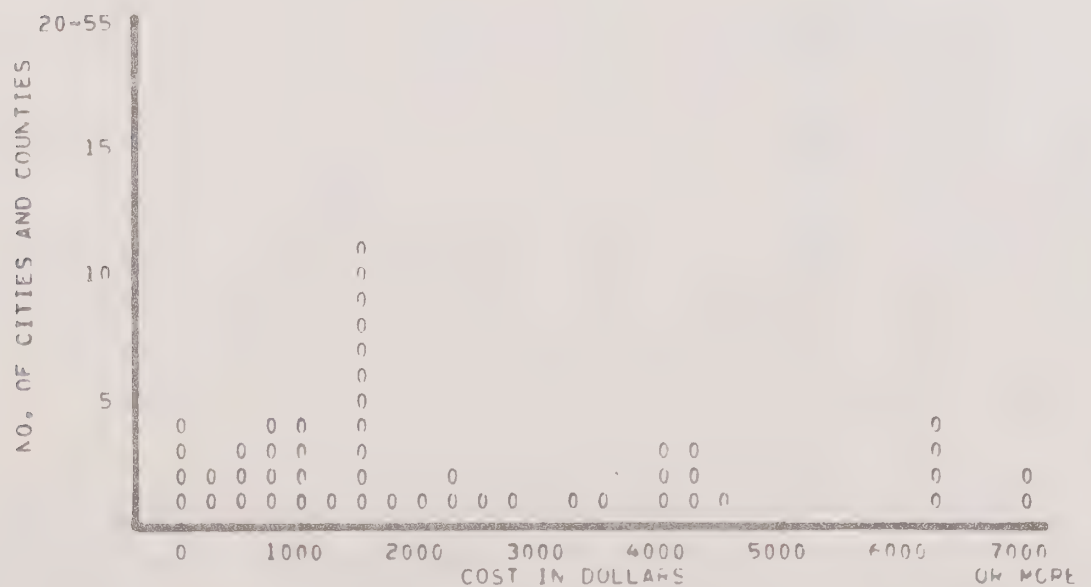


0 MEANS NO CHARGE OR NO COST IN THIS CASE

4 ANSWERED NOT APPLICABLE  
 7 ANSWERED NOT AVAILABLE  
 2 ANSWERS WERE MISSING

MEAN = \$ 833  
 MEDIAN = \$ 672

99. WATER CONNECTION FEES. PRINT SHOP  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

4 ANSWERED NOT APPLICABLE  
 0 ANSWERED NOT AVAILABLE  
 1 ANSWERS WERE MISSING

MEAN = \$ 2746  
 MEDIAN = \$ 1514

100. TOTAL UTILITY CONNECTION FEES. PRINT SHOP  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

4 ANSWERED NOT APPLICABLE

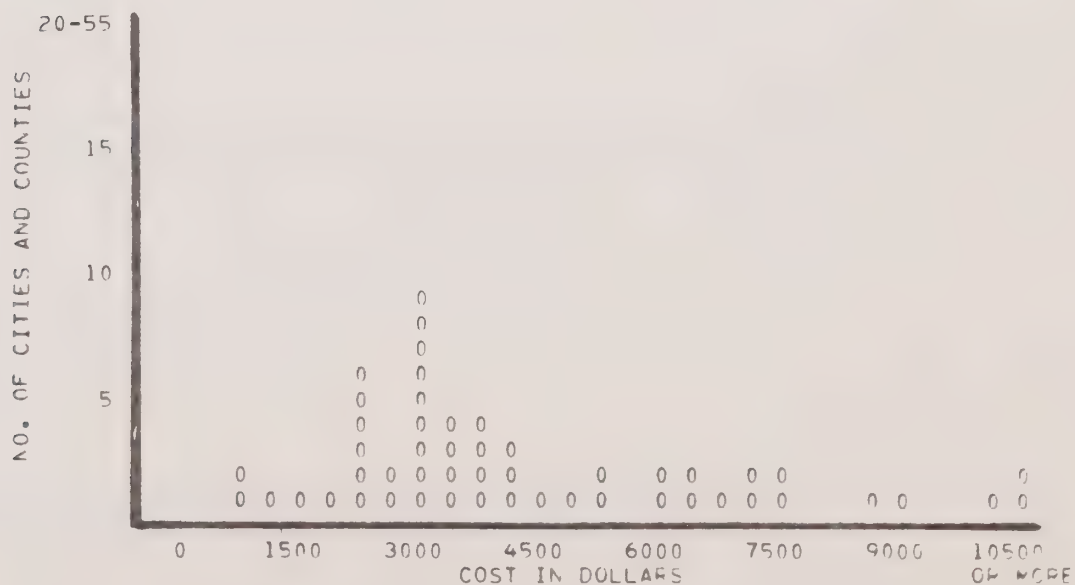
0 ANSWERED NOT AVAILABLE

1 ANSWERS WERE MISSING

MEAN = \$ 3381

MEDIAN=\$ 2335

101. TOTAL DEVELOPMENT FEES. PRINT SHOP  
TOTAL NO. OF CITIES AND COUNTIES = 55



0 MEANS NO CHARGE OR NO COST IN THIS CASE

4 ANSWERED NOT APPLICABLE

0 ANSWERED NOT AVAILABLE

0 ANSWERS WERE MISSING

MEAN = \$ 4533

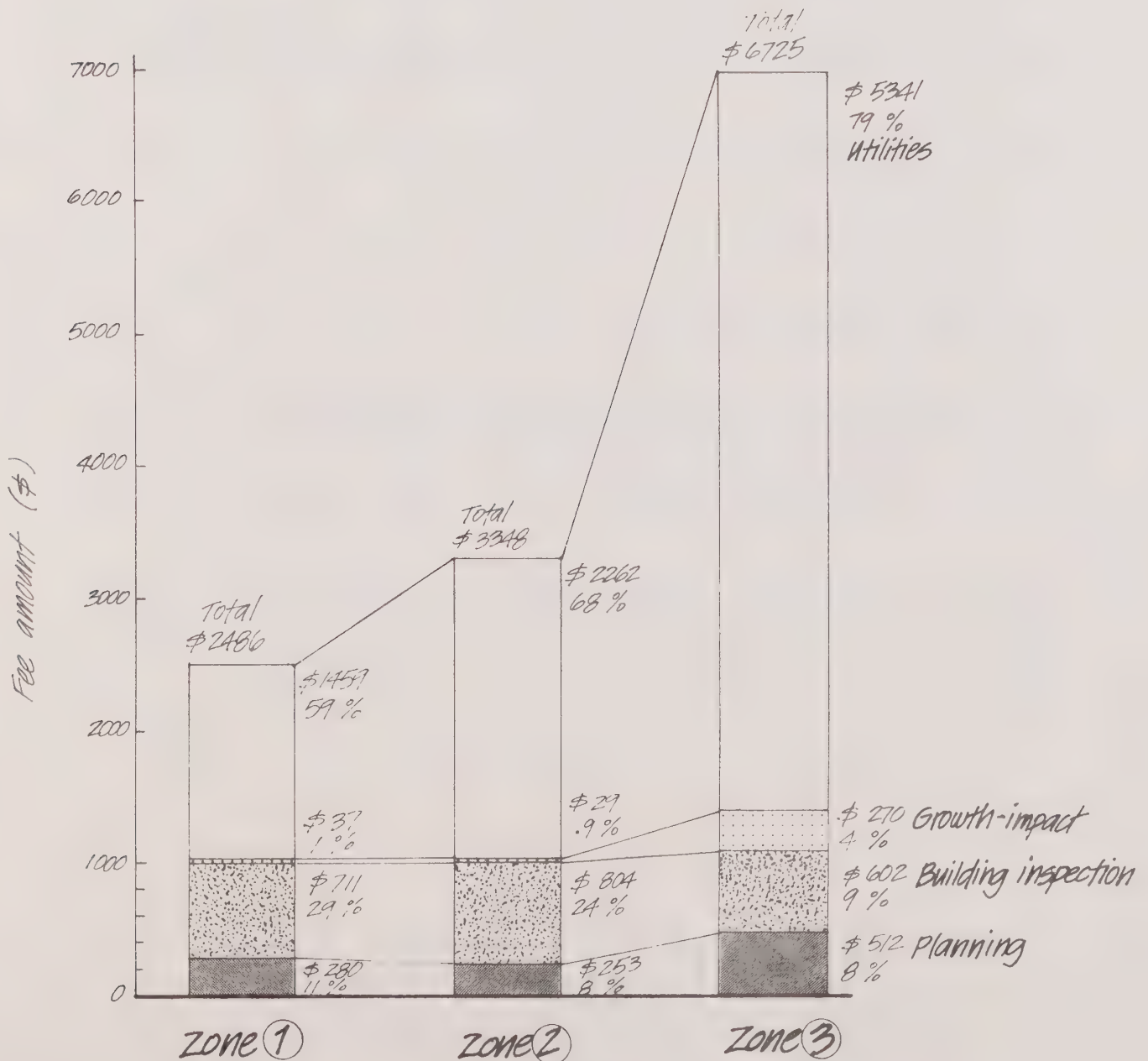
MEDIAN=\$ 3538



Figure 14 displays the proportion of different development fees in the three zones for the print shop. The pattern is very similar to that of the restaurant: planning and building fees drop proportionately as total fees rise; growth fees rise in the third zone (but are considerably lower for the print shop); and utilities rise dramatically. For both the print shop and restaurant, therefore, the higher fees in the more rapidly developing areas go primarily to finance sewer and water systems.

Figure 14.

Average development fees, print shop  
zones ①, ② and ③ (see map for zone areas.)



## APPENDIX

Tables 1 through 4 display all of the development fees claimed by each respondent. The tables are organized by structure: first, all of the fees for the single-family home, then the multi-family, then the restaurant, and lastly, the print shop. The total cost for the single-family home was computed as follows: planning costs for the whole subdivision were divided by 100, and this average was added to the per unit costs for building, growth-impact and utilities fees. The column numbers of Tables 1 through 4 correspond with histogram numbers, to facilitate comparisons. As stated in the introduction, where histogram numbers are not consecutive, the column the skipped number corresponds with is "other planning" or "other growth-impact" fees, for which a histogram would not have made sense.

The following key was used in Tables 1 through 4:

- 0 means no cost or no charge in this case: the respondent either answered "no cost" or left blank the space provided for that fee.
- 1 means not applicable: the fee is not assessed in that jurisdiction.
- 2 means not available: the fee could not be accurately determined.
- 3 means missing: the fee is included in another charge and could not be separated out.

Table 5 is a percentile ranking of the total development fees of each of the four buildings for all of the responding jurisdictions. The basic finding of this table is that jurisdictions which rank high in development fees for housing generally rank high in development fees for industrial and commercial construction, when compared with other jurisdictions.

The Appendix ends with Table 6, "Miscellaneous Fees." This table was included for completeness, although comparisons among jurisdictions are difficult because much of the data is missing, or not strictly comparable.

Table 1. Development fees, single-family home <sup>1</sup>

	1 General Plan amendment	2 Rezoning	3 PUD	4 Use permit	5 Sum of 1-4	6 Design review	7 Site plan review	8 Sum of 6 and 7	9 Tentative map	10 Final map	11 Initial environmental study	12 EIR processing	13 Encroachment permit	14 Total planning fees/subdivision
ALAMEDA COUNTY														
ALBANY	0	100	75	-3	175	-3	-1	0	0	0	0	-2	0	175
BERKELEY	0	165	165	127	457	0	0	0	82	882	15	25	91	1552
EMERYVILLE	-1	200	-1	80	280	0	0	0	3400	40	0	0	-3	3720
FREMONT	2250	750	2500	0	5500	0	0	0	2625	715	115	-2	0	8955
HAYWARD	-1	-3	1225	-1	1225	-1	-1	-1	700	1200	25	500	0	3700
LIVERMORE	350	350	400	50	1150	0	150	150	750	0	25	200	5	2280
SAN LEANDRO	0	1350	2700	2650	6700	-1	-1	-1	1100	100	40	-2	0	7940
UNION CITY	2000	300	300	25	2625	-3	300	300	2700	300	100	300	20	6345
CONTRA COSTA COUNTY	925	4175	500	-1	5600	-1	-1	-1	500	675	75	-2	20	6870
ANTIOCH	300	515	395	190	1400	0	0	0	150	500	50	500	0	2696
CLAYTON	-1	425	1300	100	1825	-1	200	200	2300	1200	50	500	25	6100
CONCORD	651	200	650	-1	1501	450 <sup>2</sup>	0	450	12300	1265	50	75	0	15640
EL CERRITO	900	0	2025	-1	2925	25	1000	1025	250	550	75	300	0	5125
HERCULES	-2	825	3000	-1	3825	0	-3	-3	1200	500	-2	-2	0	5525
LAFAYETTE	50	200	1200	0	1450	0	100	100	1200	500	0	-2	20	3445
MARTINEZ	0	200	75	75	350	7500	0	7500	200	575	-3	-2	20	8645
MCHUGA	500	-3	2200	-1	2700	-1	-1	-1	500	180	0	150	0	3530
PITTSBURG	0	100	-3	35	135	0	0	0	150	200	0	0	0	485
MARIN COUNTY	375	375	2900	200	3850	0	1000	1000	1550	870	63	200	35	7567
CORTE MADERA	-2	-2	-2	100	-2	10000	-3	10000	200	750	75	300	-2	11425
NOVATO	250	0	500	50	800	100	0	100	700	400	75	-3	10	2085
SAN RAFAEL	460	460	873	180	1973	125	0	125	740	780	40	375	35	4068
SAUSALITO	500	500	500	300	1800	2000	0	2000	800	0	-2	1000	25	5625
TIBURON	500	-3	800	-3	1300	225	-1	225	5300	-2	150	3000	75 <sup>3</sup>	10050
NAPA COUNTY	750	500	-1	0	1250	0	0	0	1400	100	125	2150	0	5025
SAN FRANCISCO	0	100	100	-3	200	0	-2	-2	1000	-3	0	200	328	1728

<sup>1</sup> Fees 1-14 apply to the whole subdivision

<sup>2</sup> Preliminary development plan

<sup>3</sup> Includes \$25 for "Notice of Public Hearing"

Table 1. Development fees, single-family home (cont'd)

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	General Plan amendment	Rezoning	PUD	Use permit	Sum of 1-4	Design review	Site plan review	Sum of 6 and 7	Tentative map	Final map	Initial environmental study	EIR processing	Encroachment permit	Total planning fees/subdivision
SAN MATEO COUNTY														
BURLINGAME	100	100	-1	100	300	-1	-1	-1	350	0	25	300	10	985
DALY CITY	-1	6350	-3	0	6350	0	0	0	3225	3275	-1	-1	0	12850
FOSTER CITY	500	400	-3	-3	900	0	0	0	500	-2	-2	-2	0	1400
MENLO PARK	1500	3500	3500	-1	8500	0	0	0	10600	250	-1	1000	70	20475
PACIFICA	500	200	200	100	1000	100	-1	100	700	600	350	0	5	2755
PORTOLA VALLEY	-2	300	1500	150	1950	-1	-1	-1	2475	2364	-1	150	50	6989
REDWOOD CITY	0	1800	1450	100	3350	0	0	0	1300	1200	100	-2	1	5951
SAN BRUNO	150	150	150	75	525	25	-1	25	10	25	75	200	-1	860
SANTA CLARA COUNTY														
GILROY	0	-1	-1	-1	0	15	-3	15	50	-1	25	200	0	290
LCS ALTOS	250	250	300	-3	800	-3	-3	-3	275	-1	-1	-1	-1	1325
LCS ALTOS HILLS	-1	-1	-1	100	100	0	350	350	5500	4400	50	350	0	10750
MOUNTAIN VIEW	0	1000	300	-1	1300	-1	-1	-1	1500	475	25	-3	0	3300
PALO ALTO	0	500	500	125	1125	125	125	250	300	90	75	1000	0	2840
SAN JOSE	0	-3	1500	600	2100	-3	-3	-3	290	-3	90	445	0	2925
SANTA CLARA	0	200	200	150	550	0	0	0	50	0	0	200	50	850
SARATOGA	500	300	100	200	1100	7500	100	7600	2200	570	50	300	35	11855
SUNNYVALE	0	400	200	-1	600	0	100	100	2300	1125	50	500	25	4700
SCLAND COUNTY														
DIXON	350	350	200	150	1050	40	50	90	750	550	0	250	35 <sup>1</sup>	2725
FAIRFIELD	500	800	-3	-1	1300	-1	400	400	750	-1	-1	18000	0	20450
SLISUM CITY	1000	2250	500	-1	3750	-1	-1	-1	200	200	100	-3	-3	4250
VACAVILLE	500	900	-1	300	1700	0	200	200	500	-3	-1	500	-1	2900
VALLEJO	1000	500	-1	-1	1500	50	-3	50	800	-3	100	-3	0	2450
SONOMA COUNTY														
CCTATI	200	200	-1	100	500	2868	-1	2868	700	200	-1	225	-1	4493
ROHNERT PARK	125	125	125	100	475	100	1000	1100	400	400	50	-3	0	2425
SANTA ROSA	500	400	-1	50	950	100	-1	100	1550	-1	50	-3	6	2656
SERASTOPOL	50	100	-1	-1	150	-1	-1	-1	400	-3	0	-3	0	550

1 Includes \$25 for Energy Conservation Plan check



Table 1. Development fees, single-family home (continued)

	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
	Building permit	Plan check	Plumbing permit	Mechanical permit	Electrical permit	Total building fees/unit	Park fee	School impact fee	Tax on residential construction	Other growth fees	Total growth fees/unit	Term. train. connection	sewer connection	water connection	Total utility connection/unit	Total development fees/unit
ALAMEDA COUNTY																
ALBANY	199	100	44	12	26	381	0	0	0	0	0	3	75	675	753	1137
BERKELEY	740	482	242	52	172	1688	0	0	0	0	0	38	30	675	743	2447
EMERYVILLE	199	129	53	21	45	447	0	0	0	0	0	0	0	675	675	1159
FREMONT	249 <sup>1</sup>	21	40	30	35	375	800	645	601	0	2046	0	802	1255	2057	4567
HAYWARD	301	151	116	36	60	663	290	0	600	0	890	40	180	1075	1295	2885
LIVERMORE	310	155	37	19	43	563	589	570	965	0	2124	401	1585	1223	3209	5919
SAN LEANDRO	281	140	72	32	31	555	0	0	0	0	0	0	375	1250	1625	2260
UNION CITY	376	188	94	20	102	780	450	950	0	0	1400	0	802	1255	2057	4301
CONTRA COSTA COUNTY																
ANTIOCH	176 <sup>2</sup>	85	25	14	22	322	125	0	0	0	125	100	1000	700	1800	2273
CLAYTON	255	166	13	16	36	485	-2	900	300	0	1200	-3	1050	1055	2105	3851
CONCORD	305	2 <sup>3</sup>	27	19	27	380	300	0	0	0	300	0	1050	975	2025	2861
EL CERRITO	301	196	85	24	53	658	0	0	275	0	275	3	80	675	758	1742
HERCULES	199	1	22	14	18	254	500	0	0	0	500	0	750	1250	2000	2809
LAFAYETTE	204	133	10	13	29	388	500	0	0	50 <sup>4</sup>	550	0	885	1250	2135	3108
MARTINEZ	201	101	32	24	37	394	535	0	0	0	535	0	585	1177	1762	2777
MCRAGA	204	133	10	13	29	388	900	0	0	0	900	0	585	1550	2135	3458
PITTSBURG	195	98	35	28	35	390	-2	0	0	455	45	0	500	478	978	1418
MARIN COUNTY																
CORTE MADERA	301	151	21	21	21	514	-2	0	0	0	-2	0	276	2014	2290	2918
MCVATO	199	1	19	19	19	256	0	0	275	0	275	10	510	1050	1570	2122
SAN RAFAEL	199	100	45	23	35	401	0	0	383	0	383	0	300	2014	2314	3138
SAUSALITO	199	100	42	32	21	394	0	0	300	0	300	-2	600	2014	2614	3365
TIBURON	197	99	18	18	18	348	500	0	0	100 <sup>6</sup>	600	177	276	2376	2829	3878
NAPA COUNTY																
	301	226	69	36	36	668	0	0	0	0	0	0	740	780	1520	2239
SAN FRANCISCO																
	328	135	119	-3	46	628	0	0	0	0	0	-3	-3	470	470	1115

1 Includes insulation permit (\$20) and application fee (\$30)

2 Includes \$7 insulation fee

3 one fee per floor plan (\$196/subdivision)

4 Walkways fee

5 Signalization acreage fee

6 Occupancy tax

7 Does not include fee for grading or inspection of public works

Table 1. Development fees, single-family home (continued)

SAN MATEO COUNTY

	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
	Building permit	Plan check	Plumbing permit	Mechanical permit	Electrical permit	Total building fees / unit	Park fee	School impact fee	Tax on residential construction	Other growth fees	Total growth fees / unit	Storm drain connection	Sewer connection	Water connection	Total utility connection	Total developer fee
BURLINGAME	301	151	42	19	46	558	0	0	0	0	0	0	480	480	1048	
DALY CITY	301	828	42	20	72	1262	0	0	0	0	100	710	104	914	2305	
FOSTER CITY	391	235	34	14	25	699	0	0	0	0	0	650	645	1295	2008	
MENLO PARK	233	431	43	35	63	845	2250	0	0	128 <sup>4</sup>	2378	200	380	225	805	4233
PACIFICA	301	196	43	20	46	606	400	0	0	300 <sup>5</sup>	700	300	651	1320	2271	3604
PORTOLA VALLEY	197	99	22	15	18	350	0	0	0	0	0	380	0	380	800	
REDWOOD CITY	592	196	-3	-3	-3	788	0	0	0	0	0	167	250	417	1265	
SAN BRUNO	301	151	39	19	28	538	350	1000	53 <sup>6</sup>	1403	0	80	125	205	2155	

SANTA CLARA COUNTY

GILROY	199	100	37	11	16	362	350	0	0	0	350	1000	550	372	1922	2636
LCS ALTOS	201	131	29	13	21	394	1800	0	0	0	1800	215	95	0	310	2517
LCS ALTOS HILLS	261	131	29	33	30	483	133	0	1000	195 <sup>7</sup>	1328	200	450	120	770	2688
MOUNTAIN VIEW	199	100	30	16	34	378	-2	0	150	0	150	440	310	1400	2150	2711
PALO ALTO	202	101	35	18	22	378	0	0	0	0	0	550	723	1273	1679	
SAN JOSE	170 <sup>1</sup>	1 <sup>2</sup>	42	33	48	294	1144	634	180	877 <sup>8</sup>	2835	203	226	1040	1468	4626
SANTA CLARA	207	104	37	18	34	400	25	0	0	0	25	57	225	190	472	905
SARATOGA	231	149	29	15	29	451	1200 <sup>3</sup>	0	157	0	1357	500	165	0	665	2592
SUNNYVALE	223	111	48	17	14	412	0	0	0	0	0	380	230	273	883	1342

SCLANO COUNTY

DIXON	199	229	38	23	38	525	980	600	0	896 <sup>5</sup>	2496	0	540	0	540	3569
FAIRFIELD	199	100	33	18	28	377	900	530	0	1215 <sup>9</sup>	2645	0	412 <sup>11</sup>	1900	2312	5539
SLISUN CITY	197	99	-3	-3	-3	296	648	540	0	540 <sup>9</sup>	1728	-3	1600	775	2375	4441
VACAVILLE	190	95	33	27	27	372	689	450	0	0	1139	75	689	725	1489	3029
VALLEJO	199	99	47	17	46	407	690	1500	500	500 <sup>10</sup>	3190	215	750	1075	2040	5662

SONOMA COUNTY

OCTATI	301	196	76	27	46	645	800	0	400	400 <sup>9</sup>	1600	0	400	950	1350	3640
ROHNERT PARK	199	124	24	10	21	383	600	200	0	0	800	0	718	1058	1776	2983
SANTA ROSA	241	60	-3	-3	-3	301	0	0	698	0	698	0	600	655	1255	2281
SEBASTOPOL	282	141	-3	-3	-3	422	-2	0	0	400 <sup>7</sup>	400	0	2125	65	2190	3018

- 1 Includes \$10 plot review fee
- 2 One fee per floor plan (\$112/subdivision)
- 3 Estimated market value of land
- 4 Traffic impact; improvement plan check

- 5 Capital improvements
- 6 Valuation tax
- 7 Bedroom tax
- 8 Construction tax (\$150), building + construction tax (\$727)

- 9 Occupancy tax
- 10 Bridge fee
- 11 \$1600 first unit; \$400 each additional unit
- 12 Does not include fee for grading or inspection of public works



Table 2. Development fees, multi-family dwelling

	31	32	33	34	35	36	37	38	39	40	41	42	43	44
	Use permit	Design review	Site plan review	Sum. of 31-35	Negative declaration	Encroachment permit	Other planning fees	Total planning fees	Building permit	Plan check	Plumbing permit	Mechanical permit	Electrical permit	Total building fees
ALAMEDA COUNTY														
ALBANY	75	-1	0	0	-1	-1	0	75	431	208	160	26	116	941
BERKELEY	127	0	0	0	40	91	547	312	2632	1711	653	264	688	5948
EMERYVILLE	-1	0	0	0	0	-3	152	15	431	280	130	103	130	1074
FREMONT	0	1000	-3	1000	315	36	0	1351	4964	366	145	110	145	1262
HAYWARD	-1	-1	400	400	25	0	0	425	671	335	322	217	238	1783
LIVERMORE	50	0	150	150	25	5	0	230	673	437	90	68	155	1423
SAN LEANDRO	-1	-1	325	325	40	0	0	365	523	392	206	23	197	1341
UNION CITY	300	-3	300	300	100	20	0	720	862	431	288	94	399	2074
CONTRA COSTA COUNTY														
ANTIOCH	95	0	0	0	50	0	0	145	370	185	88	65	100	807
CLAYTON	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1
CONCORD	-1	200	0	200	125	39	0	364	684	373	89	65	89	1300
EL CERRITO	85	25	0	25	75	0	0	185	673	437	198	105	218	1631
MERCULES	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1
LAFAYETTE	100	0	100	100	0	20	0	220	436	283	21	40	98	878
MARTINEZ	-1	525	-3	525	-3	0	0	525	2030	1015	112	98	120	3375
MORAGA	300	0	0	0	150	10	0	460	436	283	21	40	98	878
PITTSBURG	35	0	0	0	0	0	0	35	409	204	218	166	218	1215
MARIN COUNTY														
CORTE MADERA	-1	215	0	215	75	-2	0	290	673	337	77	77	77	1241
NUVATO	0	100	0	100	75	10	0	185	431	216	75	75	75	872
SAN RAFAEL	180	250	0	250	40	35	0	505	574	287	154	41	269	1325
SAUSALITO	300	140	0	140	0	25	0	465	430	215	156	117	78	997
TIBURON	250	225	-2	-2	150	50	253	700	430	215	74	74	74	867
NAPA COUNTY														
	0	0	0	0	125	0	0	125	673	502	173	115	130	1593
SAN FRANCISCO														
	100	0	-2	-2	100	328	0	528	637	355	258	-3	275	1525

1 Fire inspection

2 Occupancy and use permit

3 Notice of public hearing

4 Includes insulation permit (\$35); application fees (\$30)

Table 2. Development fees, multi-family dwelling (cont'd)

	31	32	33	34	35	36	37	38	39	40	41	42	43	44
	Use permit	Design review	Site plan review	Sum of 32-33	Negative declaration	Encroachment permit	Other planning fees	Total planning fees	Building permit	Plan check	Plumbing permit	Mechanical permit	Electrical permit	Total building fees
SAN MATEO COUNTY														
BLKINGAME	100	150	-1	150	25	10	30	315	683	444	109	73	129	1438
DAILY CITY	-1	-1	-1	-1	-1	-1	-1	-1	673	1953	95	80	193	2994
FOSTER CITY	200	0	0	0	100	25	0	325	842	631	98	38	119	1728
MENLO PARK	450	-1	-1	-1	250	70	0	770	2563	4759	219	71	212	7824
PACIFICA	100	-1	100	100	350	5	0	555	673	437	107	52	187	1457
PORCUPINE VALLEY	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1
REDWOOD CITY	100	0	50	50	100	0	0	250	1332	437	-3	-3	-3	1769
SAN BRUNO	75	25	-1	25	75	-1	0	175	673	437	95	38	149	1392
SANTA CLARA COUNTY	500	600	-1	800	100	75	186 <sup>1</sup>	1661	716	469	197	68	171	1621
GILROY	-1	15	-3	15	-1	0	0	15	430	279	88	31	73	901
LCS ALTOS	150	75	-1	75	-1	-1	-1	225	431	280	112	17	94	934
LCS ALTOS HILLS	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1
MOUNTAIN VIEW	-1	150	-3	150	25	0	0	175	1787	1162	84	53	135	3221
PALO ALTO	125	125	125	250	75	0	0	450	433	281	93	61	103	972
SAN JOSE	-1	230	-3	230	90	0	100	420	388	329	160	-1	218	1095
SANTA CLARA	150	0	0	0	0	50	0	200	431	280	90	67	124	992
SARATOGA	300	300	100	400	50	35	25	810	441	286	178	77	149	1131
SUNNYVALE	200	0	100	100	50	25	0	375	469	234	96	66	71	936
SCLAND COUNTY	-1	-1	0	0	100	-3	0	100	511	216	94	-3	62	882
DIXON	0	40	125	165	0	10	25 <sup>2</sup>	200	431	216	150	90	150	1037
FAIRFIELD	-1	20	0	20	125	0	88	233	431	323	123	63	95	1035
SLISON CITY	-1	-1	200	200	100	-3	0	300	564	367	-3	-3	-3	931
VACAVILLE	200	0	0	0	-3	-3	0	300	408	204	175	105	105	997
VALLEJO	-1	1000	-3	1000	100	0	0	1100	431	216	161	43	101	952
SONOMA COUNTY	22	94	0	94	100	10	0	433	430	279	59	59	59	887
COTATI	100	119	-1	119	114	-1	0	333	673	437	215	95	129	1550
ROBERT PARK	100	100	0	100	50	0	0	250	424	275	92	60	77	928
SANTA ROSA	50	250	0	250	50	6	0	356	484	242	-3	-3	-3	726
SEBASTOPEL	75	100	-3	100	0	0	0	175	621	310	-3	-3	-3	931

1 Fire inspection

2 Energy conservation check

Table 2. Development fees, multi-family dwelling (cont'd)

	45	46	47	48	49	50	51	52	53	54
	Park fee	School impact fee	Tax on residential construction	Other growth fees	Total growth fees	Storm drain connection	Sewer connection	Water connection	Total utility connections	Total development fees
ALAMEDA COUNTY										
ALBANY	0	0	0	0	0	21	680	1890	2591	3607
BERKELEY	0	0	0	0	0	38	30	1890	1958	8218
EMERYVILLE	0	0	0	0	0	0	0	1890	1890	2979
FREMONT	5600	0	3129	0	8729	0	5614	5510	11124	22466
HAYWARD	3500	0	2100	0	5600	40	980	4105	5125	12933
LIVERMORE	4123	-2	4550	0	8673	515	7525	7116	15156	25482
SAN LEANDRO	0	0	0	0	0	0	1968	1890	3858	5564
UNION CITY	2466	700	0	0	3166	0	5614	5510	11124	17084
CONTRA COSTA COUNTY	2100	1320	65	0	3485	0	4698	1890	6588	11766
ANTIOCH	525	0	0	0	525	116	7000	4900	12015	13493
CLAYTON	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1
CONCORD	0	0	0	410 <sup>1</sup>	410	0	3388	5000	8388	10462
EL CERRITO	0	0	977	0	977	3	560	1890	2453	5246
HERCULES	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1
LAFAYETTE	3500	0	0	350 <sup>2</sup>	3850	0	6798	1890	8688	13636
MARTINEZ	3745	0	0	0	3745	0	4698	5000	9698	17343
MORAGA	0	0	0	0	0	0	6798	1890	8688	10026
PITTSBURG	-2	0	0	81 <sup>3</sup>	81	0	3500	1912	5412	6743
MARIN COUNTY	0	0	0	0	0	0	540	4830	5370	7502
CORTE MADERA	-2	0	0	0	-2	0	1932	6958	8890	10421
NOVATO	0	0	1350	0	1350	10	3420	4795	8225	10632
SAN RAFAEL	0	0	1403	0	1403	0	2100	6958	9058	12290
SAUSALITO	0	0	0	0	0	-2	4200	6958	11158	12620
TIBURON	0	0	0	700 <sup>4</sup>	700	161	1932	7991	10084	12351
NAPA COUNTY	0	0	0	0	0	0	740	6240	6980	8698
SAN FRANCISCO	0	0	0	0	0	-3	-3	650	650	2703

1 Occupancy tax

2 Walkways fee

3 Signalization acreage fee

4 Does not include trench pavement restoration or inspection fee for public works

Table 2. Development fees, multi-family dwelling (cont'd)

	45	46	47	48	49	50	51	52	53	54
	Park fee	School impact fee	Tax on residential construction	Other growth fees	Total growth fees	Storm drain connection	Sewer connection	Water connection	Total utility connections	Total development fees
SAN MATEO COUNTY										
HURLINGAME	0	0	0	0	0	0	0	1200	1200	2953
DALY CITY	0	0	0	0	0	100	1330	794	2224	5218
FOSTER CITY	0	0	0	0	0	0	2800	2740	5540	7593
MENLO PARK	0	0	0	399 <sup>1</sup>	399	469	2660	-2	3128	12121
PACIFICA	2800	0	0	1100 <sup>2</sup>	3900	0	2730	5107	7837	13749
PORCULA VALLEY	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1
REDWOOD CITY	0	0	0	0	0	0	679	700	1379	3398
SAN BRUNO	0	0	0	0	0	0	160	175	335	1902
SANTA CLARA COUNTY	0	0	0	0	0	0	10	0	10	3292
GILROY	1700	0	0	0	1700	173	2660	495	3328	5944
LCS ALTOS	0	0	0	0	0	0	665	0	665	1824
LCS ALTOS HILLS	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1
MOUNTAIN VIEW	-3	0	578	0	578	829	310	2300	3439	7412
PALO ALTO	0	0	0	0	0	0	560	1495	2055	3477
SAN JOSE	4593	3808	693	3500 <sup>3</sup>	12593	288	677	2253	3218	17327
SANTA CLARA	140	0	0	0	140	238	255	550	1043	2375
SARATOGA	2800	0	654	0	3454	327	155	0	482	5877
SUNNYVALE	0	0	0	0	0	380	1584	1871	3835	5146
SOLANO COUNTY	0	0	0	0	0	-3	-3	-3	-3	982
DIXON	5210	2100	0	3136 <sup>2</sup>	10446	0	1200	0	1200	12883
FAIRFIELD	4550	1260	0	6055 <sup>4</sup>	11865	0	4000	7620	11620	24753
SLISUM CITY	3456	1296	0	1836 <sup>4</sup>	6588	-3	2320	1514	3834	11653
VACAVILLE	4028	1200	0	0	5228	71	2968	3450	6489	13014
VALLEJO	3645	3000	3500	3500 <sup>5</sup>	13645	320	5250	2722	8292	23989
SONOMA COUNTY	0	0	0	0	0	0	720	2725	3445	4765
COTATI	4550	0	2650	2300 <sup>4</sup>	9500	0	2800	3950	6750	18133
ROBERT PARK	2570	1100	0	0	3670	0	3122	1007	4129	8977
SANTA ROSA	0	4886	0	0	4886	0	1150	3460	4610	10578
SEbastopol	-3	0	2300	0	2300	0	8581	9623	18204	21610

1 Traffic impact

2 Capital improvement

3 construction tax (\$577);  
building + structures tax (\$2923)

4 occupancy tax

5 Bridge fee

6 Does not include trench pavement restoration or  
inspection fee for public works



Table 3. Development fees, restaurant

60

	55 use permit	56 design review	57 site plan review	58 sum of 56-57	59 Variance	60 Negative declaration	61 Sign permit	62 Encroachment permit	63 Other planning fees	64 Total planning fees	65 Building permit	66 Plan check	67 Plumbing permit	68 Mechanical permit	69 Electrical permit	70 Total building fees
ALAMEDA COUNTY																
ALBANY	-1	20	-1	20	-3	-1	-3	-1	0	20	281	183	60	7	39	570
BERKELEY	0	0	0	0	120	40	22	0	54 <sup>1</sup>	236	1294	841	167	66	106	2474
EMERYVILLE	0	0	0	0	100	0	-3	-3	15 <sup>2</sup>	195	281	183	110	12	61	647
FREMONT	-1	1000	-3	1000	560	315	30	0	0	1905	311 <sup>4</sup>	239	61	15	51	677
HAYWARD	360	-1	-3	-3	-3	25	25	0	35	445	424	276	137	35	188	1054
LIVERMORE	50	0	150	150	150	25	0	5	0	380	433	281	42	15	65	836
SAN LEANDRO	195	-1	-1	-1	195	40	30	0	0	460	373	279	61	20	62	794
UNION CITY	300	-3	300	300	100	100	20	20	0	840	561	364	102	14	81	1122
CONTRA COSTA COUNTY																
ANTIOCH	0	0	0	0	80	50	10	-2	0	140	281	183	33	11	26	533
CLAYTON	200	-1	200	200	100	50	100	25	0	675	358	232	19	16	46	671
CONCORD	75	100	0	100	100	126	0	39	0	440	436	276	54	12	42	818
EL CERRITO	85	25	0	25	100	75	10	0	0	295	424	276	71	16	117	903
HERCULES	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1
LAFAYETTE	100	0	100	100	100	0	25	20	0	345	286	186	15	13	37	537
MARTINEZ	-1	530	-3	530	50	-3	-1	20	0	600	201	101	46	14	84	446
MORAGA	300	25	-1	25	200	150	10	10	0	695	286	186	15	13	37	537
PITTSBURG	35	0	0	0	50	0	16	0	0	101	275	179	45	9	48	556
MARIN COUNTY																
CORTE MADERA	100	140	-1	140	300	75	25	-2	0	640	424	212	28	28	28	720
NCVATO	50	100	0	100	75	75	15	10	0	325	281	183	37	11	25	536
SAN RAFAEL	180	250	0	250	145	40	40	35	0	690	281	187	68	23	43	600
SAUSALITO	300	160	0	160	100	0	0	25	0	585	281	141	45	9	30	505
TIBURON	250	225	0	225	150	150	100	50	25 <sup>3</sup>	950	279	181	31	12	35	538
NAPA COUNTY																
NAPA COUNTY	450	0	0	0	250	125	0	0	0	825	424	318	-2	-2	-2	742
SAN FRANCISCO																
SAN FRANCISCO	100	0	-2	-2	100	100	20	328	0	648	451	228	145	-3	38	861

- 1 Fire inspection
- 2 occupancy and use permit
- 3 Notice of public hearing
- 4 Includes insulation permit (\$30)

Table 3. Development fees, restaurant (cont'd)

	59 use permit	60 design review	61 site plan review	62 sum of 59 & 61	63 Variance	64 Negative declaration	65 Sign permit	66 Encroachment permit	67 other planning fees	68 Total planning fees	69 building permit	70 Plan check	71 Plumbing permit	72 Mechanical permit	73 Electrical permit	74 Total building fees
SAN MATEO COUNTY																
BURLINGAME	100	-1	-1	-1	75	25	25	10	307	265	424	276	51	14	77	841
DALY CITY	-1	-1	-1	-1	150	-1	45	0	0	195	424	1444	47	17	106	2038
FOSTER CITY	200	0	0	0	150	100	100	0	0	550	530	398	38	8	28	1002
MENLO PARK	450	-1	-1	-1	-1	250	50	70	0	820	330	608	109	27	69	1143
PACIFICA	100	-1	100	100	50	350	10	5	0	615	424	276	47	14	68	829
PORTOLA VALLEY	300	-1	-1	-1	150	-1	75	50	0	575	279	140	32	4	30	485
REDWOOD CITY	100	0	50	50	150	100	43	1	0	446	1097	274	-3	-3	-3	1371
SAN BRUNO	75	25	-1	25	75	75	25	-1	0	275	424	276	49	15	75	839
SANTA CLARA COUNTY	500	800	-1	800	100	100	25	75	124	1724	465	306	73	24	55	923
GILROY	-1	15	-3	15	40	25	5	0	0	85	281	183	46	7	43	560
LCS ALTOS	150	75	-1	75	75	-1	25	-1	0	325	281	183	42	11	27	544
LCS ALTOS HILLS	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1
MOUNTAIN VIEW	-1	150	-3	150	50	25	50	0	0	275	281	183	49	9	27	549
PALO ALTO	125	125	125	250	150	75	40	0	0	640	284	185	43	15	40	566
SAN JOSE	-1	230	-3	230	110	90	-3	0	165	595	285	242	77	40	122	765
SANTA CLARA	150	0	0	0	50	0	20	50	0	270	281	183	47	12	26	548
SARATOGA	300	300	100	400	200	50	35	35	25	1045	289	188	31	21	52	581
SUNNYVALE	200	0	100	100	100	50	25	25	0	500	309	154	47	10	16	535
SCLANO COUNTY	-1	-1	0	0	150	100	0	-3	0	250	361	183	41	-3	-3	586
DIXON	0	40	125	165	60	0	15	10	70	320	281	183	-2	-2	-2	464
FAIRFIELD	300	146	0	146	150	125	10	0	53	784	281	183	-3	-3	-3	464
SLISUM CITY	-1	-1	200	200	250	100	0	0	0	550	279	181	-3	-3	-3	460
VACAVILLE	-1	-1	-1	-1	150	75	35	0	0	260	287	186	45	-3	-3	518
VALLEJO	-1	600	-3	600	300	100	0	0	0	1000	281	183	-3	-3	-3	464
SONOMA COUNTY	224	-3	0	-3	-3	100	-3	10	0	339	281	183	28	28	28	548
COLLIER	100	62	-1	62	200	102	10	0	0	474	424	276	92	22	108	921
MCNEERT PARK	100	100	0	100	100	50	0	0	0	350	281	182	50	20	44	577
SANTA ROSA	50	150	150	300	150	50	25	6	0	581	333	167	-3	-3	-3	500
SEBASTOPEL	75	100	-3	100	9100	0	-3	0	0	9275	424	275	-3	-3	-3	699

1 Fire inspection



Table 3. Development fees, restaurant (cont'd)

	71 License tax	72 Other growth fees	73 Total growth fees	74 storm drain connection	75 sewer connection	76 water connection	77 Total utility connections	78 Total development fees
ALAMEDA COUNTY								
ALBANY	0	0	0	3	315	1390	1708	2298
BERKELEY	0	0	0	38	30	1390	1458	4168
EMERYVILLE	0	0	0	0	0	1390	1390	2232
FREMONT	0	0	0	0	2083	4320	6403	8985
HAYWARD	0	0	0	40	140	2650	2830	4334
LIVERMORE	0	0	0	408	2970	4316	7694	8910
SAN LEANDRO	0	0	0	0	408	1390	1798	3052
UNION CITY	0	0	0	0	2083	4320	6403	8365
CONTRA COSTA COUNTY	0	0	0	0	2475	1390	3865	5322
ANTIOCH	0	42 <sup>1</sup>	42	88	1180	945	2213	2928
CLAYTON	0	0	0	-3	1978	4500	6478	7824
CONCORD	0	0	0	0	1978	4000	5978	7236
EL CERRITO	0	481 <sup>2</sup>	481	3	192	1390	1585	3264
HERCULES	-1	-1	-1	-1	-1	-1	-1	-1
LAFAYETTE	0	0	0	0	2775	1390	4165	5047
MARTINEZ	0	0	0	0	2475	4000	6475	7521
MORAGA	0	0	0	0	2775	1390	4165	5396
PITTSBURG	0	43 <sup>3</sup>	43	0	1000	1148	2148	2848
MARIN COUNTY	0	0	0	0	530	1010	1540	3128
CORTE MADERA	0	0	0	0	666	6128	6794	8155
NOVATO	0	0	0	10	510	2475	2995	3856
SAN RAFAEL	0	250 <sup>4</sup>	250	0	900	6128	7028	8568
SAUSALITO	0	0	0	-2	600	6128	6728	7818
TIBURON	0	312 <sup>5</sup>	312	58	3024	6128	9210	11011
NAPA COUNTY	0	0	0	0	450	3900	4350	5917
SAN FRANCISCO	0	0	0	-3	-3	600	600	2109

1 Park fee

2 Construction tax

3 Signalization acreage fee

4 Development tax

5 Occupancy tax

6 Does not include inspection fee for public works

Table 3. Development fees, restaurant (cont'd)

	71	72	73	74	75	76	77	78
	License tax	Other growth fees	Total growth fees	storm drain connection	sewer connection	water connection	Total utility connections	Total development fees
SAN MATEO COUNTY								
BURLINGAME	0	0	0	0	0	1200	1200	2307
DALY CITY	0	0	0	100	700	529	1329	3562
FOSTER CITY	0	0	0	0	520	706	1226	2776
MENLO PARK	0	10400 <sup>1</sup>	10400	371	1370	275	2016	14379
PACIFICA	0	96 <sup>2</sup>	96	0	2250	13899	16149	17689
PORTOLA VALLEY	0	0	0	0	1370	0	1370	2429
REDWOOD CITY	0	0	0	0	668	650	1318	3134
SAN BRUNO	0	0	0	0	160	350	510	1624
SANTA CLARA COUNTY	0	0	0	0	10	0	10	2657
GILROY	0	0	0	129	550	355	1034	1679
LCS ALTOS	0	0	0	0	95	0	95	964
LCS ALTOS HILLS	-1	-1	-1	-1	-1	-1	-1	-1
MOUNTAIN VIEW	0	166 <sup>3</sup>	166	621	310	1415	2346	3336
PALO ALTO	0	0	0	0	560	1067	1627	2833
SAN JOSE	-1	4621 <sup>4</sup>	4621	215	348	1575	2138	8119
SANTA CLARA	0	0	0	83	255	450	788	1606
SARATOGA	0	0	0	340	155	0	495	2120
SUNNYVALE	10	0	10	550	829	583	1962	3007
SCLAND COUNTY	0	0	0	-3	-3	-3	-3	836
DIXON	0	1552 <sup>2</sup>	1552	0	1080	0	1080	3416
FAIRFIELD	1518	0	1518	0	1600	12055	13655	16421
SLISOM CITY	562	0	562	-3	1600	1514	3114	4686
VACAVILLE	0	0	0	53	689	3450	4192	4970
VALLEJO	0	500 <sup>5</sup>	500	310	1500	3357	5167	7131
SOLANO COUNTY	0	0	0	0	720	1925	2645	3532
CCTATT	0	208 <sup>6</sup>	208	0	400	950	1350	2953
MCHEMPT PARK	0	333 <sup>7</sup>	333	0	1354	754	2108	3368
SANTA ROSA	0	0	0	0	820	2350	3170	4251
SEBASTOPOL	291	0	291	0	3581	4148	7729	17994

- 1 Traffic impact  
2 Capital improvements  
3 Construction tax

- 4 Construction tax (\$166); building and structures tax (\$1485); commercial, residential, mobile home park tax (CRMP) (\$2970)  
5 Bridge fee

- 6 Bedroom tax  
7 Park fee  
8 Does not include inspection fee for public works

Table 4. Development fees, print shop

	79 Use permit	80 Design review	81 Site plan review	82 Sum of 80 & 81	83 Negative declaration	84 Sign permit	85 Encroachment permit	86 Other planning fees	87 Total planning fees	88 Building permit	89 Plan check	90 Plumbing permit	91 Mechanical permit	92 Electrical permit	93 Total building
ALAMEDA COUNTY															
ALBANY	75	-3	-1	-3	-1	-3	-1	0	75	235	153	38	7	65	497
BERKELEY	0	0	0	0	40	11	0	54 <sup>1</sup>	105	983	639	141	50	162	1975
EMERYVILLE	80	0	0	0	0	-3	0	15 <sup>2</sup>	95	235	153	75	9	56	528
FREMONT	-1	1000	-3	1000	315	30	0	0	1345	265 <sup>3</sup>	200	30	15	114	623
HAYWARD	-1	-1	-1	-1	10	25	0	0	35	355	231	73	35	460	1153
LIVERMORE	50	0	150	150	25	0	5	0	230	364	237	26	15	122	764
SAN LEANDRO	-1	-1	-1	-1	40	8	0	0	48	321	241	61	28	155	805
UNION CITY	-300	-3	300	300	100	0	20	0	720	457	297	66	22	277	1119
CONTRA COSTA COUNTY															
ANTIOCH	95	0	0	0	50	10	0	0	155	235	153	21	9	88	505
CLAYTON	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1
CONCORD	150	100	-1	100	125	0	39	0	419	365	231	31	12	46	681
EL CERRITO	85	25	0	25	75	10	0	0	195	355	231	46	26	180	838
HERCULES	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1
LAFAYETTE	0	0	1930	1930	0	25	20	0	1975	240	156	14	13	56	478
MARTINEZ	-1	415	-3	415	-3	0	20	0	435	235	118	30	14	74	471
MORAGA	300	25	0	25	150	10	10	0	495	240	156	14	13	56	478
PITTSBURG	35	0	0	0	0	-1	0	0	35	221	144	24	9	98	495
MARIN COUNTY															
CORTE MADERA	-1	115	0	115	75	25	-2	0	215	355	178	52	52	52	689
NOVATO	50	100	0	100	75	15	10	0	250	235	153	19	11	65	483
SAN RAFAEL	180	250	0	250	40	40	35	0	545	235	157	41	23	117	572
SAUSALITO	0	160	0	160	0	0	25	0	185	235	118	8	17	77	455
TIBURON	250	200	-2	-2	150	100	50	0	750	233	151	26	11	199	620
NAPA COUNTY															
NAPA COUNTY	450	-1	-1	-1	125	-1	0	0	575	355	266	-2	-2	-2	621
SAN FRANCISCO															
SAN FRANCISCO	100	0	0	0	100	20	328	0	548	566	315	85	-3	75	1040

1 Fire inspection

2 occupancy and use permit

3 Includes application permits (\$30)

Table 4. Development fees, print shop (cont'd)

	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93
	Use permit	Design review	Site plan review	Sum of 80 & 81	Negative declaration	Sign permit	Encroachment permit	Other planning fees	Total planning fees	Building permit	Plan check	Plumbing permit	Mechanical permit	Electrical permit	Total building
SAN MATEO COUNTY															
HURLINGAME	100	-1	-1	-1	25	25	10	30 <sup>1</sup>	190	355	231	33	18	128	765
DAILY CITY	150	-1	-1	-1	-1	30	-1	0	180	355	1098	31	17	144	1645
FOSTER CITY	200	0	0	0	100	25	0	0	325	443	333	22	8	48	854
MENLO PARK	-1	-1	-1	-1	250	50	70	0	370	275	510	72	30	218	1105
PACIFICA	100	0	100	100	350	100	5	0	655	355	231	33	14	130	762
PCHOLA VALLEY	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1
REDWOOD CITY	100	0	50	50	100	21	1	1	272	924	231	-3	-3	-3	1155
SAN BRUNO	75	25	-1	25	75	25	-1	0	200	355	231	45	23	98	751
SANTA CLARA COUNTY	500	800	-1	800	100	25	75	106 <sup>1</sup>	1606	394	259	51	34	71	810
GILROY	-1	15	-3	15	-1	5	0	0	20	235	153	19	7	64	478
LCS ALTOS	150	75	-1	75	-1	25	-1	0	250	235	153	26	18	50	482
LCS ALTOS HILLS	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1
MOUNTAIN VIEW	-1	150	-3	150	25	50	0	0	225	235	153	28	14	169	599
PALO ALTO	125	125	125	250	75	40	0	0	490	238	155	28	15	85	520
SAN JOSE	-1	230	-3	230	90	-3	0	60 <sup>1</sup>	380	219	186	48	27	207	687
SANTA CLARA	150	0	0	0	0	5	50	0	205	235	153	29	12	45	474
SARATOGA	300	300	100	400	50	35	35	25 <sup>1</sup>	845	313	286	60	40	100	799
SUNNYVALE	200	0	100	100	50	25	25	0	400	260	130	22	10	18	440
SCLAND COUNTY	0	-1	-1	-1	100	0	-3	0	100	315	153	25	-3	-3	494
DIXON	0	40	125	165	0	10	10	59 <sup>1</sup>	244	235	153	-2	-2	-2	388
FAIRFELL	200	280	0	280	125	10	0	44 <sup>1</sup>	759	235	153	-3	-3	-3	388
SLISUM CITY	-1	-1	200	200	100	0	-3	0	300	233	151	-3	-3	-3	384
VACAVILLE	-1	0	0	0	75	20	-3	0	95	235	152	23	-3	-3	410
VALLEJO	-1	600	-3	600	100	0	0	0	700	235	153	-3	-3	-3	388
SCHOMA COUNTY	225	-3	0	-3	100	-3	10	0	339	235	153	40	40	40	508
CCTATT	100	120	-1	120	100	10	-1	0	330	355	231	55	27	128	796
ROBERT PARK	100	100	0	100	50	0	0	0	250	235	152	28	10	24	449
SANTA ROSA	150	150	0	150	50	25	6	0	381	281	141	-3	-3	-3	422
SEBASTOPOL	75	100	-3	100	0	0	0	0	175	354	229	-3	-3	-3	582

Table 4. Development fees, print shop (cont'd)

	94 License tax	95 other growth fees	96 Total growth fees	97 storm drain connection	98 sewer connection	99 water connection	100 Total utility connections	101 total development fees
ALAMEDA COUNTY								
ALBANY	0	0	0	3	105	1390	1498	2070
BERKELEY	0	0	0	38	30	1390	1458	3538
EMERYVILLE	0	0	0	0	0	1390	1390	2013
FREMONT	0	0	0	0	672	4320	4992	6960
HAYWARD	0	0	0	40	275	2650	2965	4153
LIVERMORE	0	0	0	411	1188	4470	6069	7063
SAN LEANDRO	0	0	0	0	303	1390	1693	2545
UNION CITY	0	0	0	0	672	4320	4992	6831
CONTRA COSTA COUNTY	0	0	0	0	945	1390	2335	3633
ANTIOCH	0	80 <sup>1</sup>	80	88	1180	945	2213	2953
CLAYTON	-1	-1	-1	-1	-1	-1	-1	-1
CONCORD	0	0	0	0	1189	4000	5189	6289
EL CERRITO	0	366 <sup>2</sup>	366	3	80	1390	1473	2872
HERCULES	-1	-1	-1	-1	-1	-1	-1	-1
LAFAYETTE	0	0	0	0	1245	1390	2635	5088
MARTINEZ	0	0	0	0	945	4000	4945	5851
MORAGA	0	0 <sup>3</sup>	0	0	1245	1390	2635	3608
PITTSBURG	0	39	39	0	3500	1801	5301	5870
MARIN COUNTY	0	0	0	0	550	1010	1560	2824
CORTE MADERA	0	0	0	0	288	6355	6643	7547
NUVATO	0	0	0	10	510	2165	2685	3418
SAN RAFAEL	0	480 <sup>4</sup>	480	0	540	6355	6895	8492
SAUSALITO	0	0	0	-2	600	6355	6955	7594
TIBURON	0	600 <sup>5</sup>	600	112	1780	6335	8227	10197
NAPA COUNTY	0	0	0	0	180	3900	4080	5276
SAN FRANCISCO	0	0	0	-3	-3	600	600	2188

1 Park fee  
2 Construction tax  
3 Signalization acreage fee

4 Development tax  
5 Occupancy tax  
6 Does not include inspection fee for public works



Table 4. Development fees, print shop (cont'd)

	94	95	96	97	98	99	100	101
	License tax	Other growth fees	Total growth fees	Storm drain connection	Sewer connection	Water connection	Total utility connections	Total development fees
SAN MATEO COUNTY								
BURLINGAME	0	0	0	0	0	1200	1200	2155
DALY CITY	0	0	0	100	700	529	1329	3154
FOSTER CITY	0	0	0	0	1000	709	1709	2888
MENLO PARK	0	280 <sup>1</sup>	280	374	1370	275	2019	3774
PACIFICA	0	0	0	0	1500	13899	15399	16816
PORTOLA VALLEY	-1	-1	-1	-1	-1	-1	-1	-1
REDWOOD CITY	0	0	0	0	418	650	1068	2495
SAN BRUNO	0	0	0	0	160	125	285	1236
SANTA CLARA COUNTY	0	0	0	0	10	0	10	2426
GILROY	0	0	0	131	550	1085	1765	2263
LCS ALTOS	0	0	0	0	95	0	95	827
LCS ALTOS HILLS	-1	-1	-1	-1	-1	-1	-1	-1
MOUNTAIN VIEW	0	320 <sup>2</sup>	320	625	310	2450	3385	4529
PALO ALTO	0	0	0	0	560	1551	2111	3121
SAN JOSE	-1	980 <sup>3</sup>	980	217	168	1580	1965	4012
SANTA CLARA	0	0	0	160	255	450	865	1544
SARATOGA	0	0	0	342	155	0	497	2141
SUNNYVALE	0	0	0	550	1500	625	2675	3515
SCLAND COUNTY	0	0	0	-3	-3	-3	-3	594
DIACON	0	1184 <sup>4</sup>	1184	0	1080	0	1080	2896
FAIRFIELD	0	0	0	0	1600	12055	13655	14802
SLISUN CITY	0	0	0	-3	1600	1514	3114	3798
VACAVILLE	0	0	0	54	689	3450	4193	4698
VALLEJO	0	500 <sup>5</sup>	500	310	935	3357	4602	6190
SONOMA COUNTY	0	0	0	0	720	1925	2645	3492
COTATI	0	400 <sup>6</sup>	400	0	400	950	1350	2876
HEHNERT PARK	0	640 <sup>6</sup>	640	0	959	758	1717	3056
SANTA ROSA	0	0	0	0	820	2350	3170	3973
SEHASTOPOL	500	0	500	0	3581	4148	7729	9046

1 Traffic impact

2 Construction tax

3 Construction tax (\$660);  
building + structures tax (\$320)

4 Capital improvements

5 Bridge fee

6 Bedroom tax

7 Does not include inspection fee  
for public works



Table 5. Percentile ranking of total development fees

	<i>single-family</i>	<i>Multi-family</i>	<i>Deli</i>	<i>Print shop</i>
<b>ALAMEDA COUNTY</b>				
ALBANY	12	21	16	11
BERKELEY	41	45	54	50
EMERYVILLE	14	13	15	9
FREMONT	92	94	90	84
HAYWARD	60	74	58	64
LIVERMORE	100	100	88	86
SAN LEANDRO	34	31	35	25
UNION CITY	89	84	84	82
<b>CONTRA COSTA COUNTY</b>				
ANTIOCH	36	78	30	37
CLAYTON	83	0	79	0
CONCORD	58	54	73	80
EL CERRITO	25	29	41	29
HERCULES	54	0	0	0
LAFAYETTE	69	80	64	70
MARTINEZ	52	88	75	74
MORAGA	76	50	67	52
PITTSBURG	20	37	28	76
<b>MARIN COUNTY</b>				
CORTE MADERA	61	52	83	88
NOVATO	29	58	52	45
SAN RAFAEL	70	66	86	92
SAUSALITO	74	70	77	90
TIBURON	85	68	92	96
<b>NAPA COUNTY</b>				
	32	47	69	72
<b>SAN FRANCISCO</b>				
	10	9	11	17
<b>SAN MATEO COUNTY</b>				
BURLINGAME	9	11	18	15
DALY CITY	40	27	50	43
FOSTER CITY	27	43	24	33
MENLO PARK	87	64	94	56
PACIFICA	80	82	98	100
PORTOLA VALLEY	5	0	20	0
REDWOOD CITY	16	17	39	23
SAN BRUNO	30	5	7	5

Table 5. Percentile ranking of total development fees (contra)

	<i>single-family</i>	<i>Multi-family</i>	<i>Deli</i>	<i>Print shop</i>
SANTA CLARA COUNTY	3	15	22	21
GILROY	47	35	9	19
LOS ALTOS	43	3	3	3
LOS ALTOS HILLS	49	0	0	0
MOUNTAIN VIEW	50	39	43	66
PALO ALTO	23	19	26	41
SAN JOSE	94	86	81	62
SANTA CLARA	7	7	5	7
SARATOGA	45	33	13	13
SUNNYVALE	18	25	33	49
SOLANO COUNTY	1	1	1	1
DIXON	78	72	47	35
FAIRFIELD	96	98	96	98
SUISUN CITY	90	60	60	58
VACAVILLE	67	76	62	68
VALLEJO	98	96	71	78
SONOMA COUNTY	21	23	49	47
COTATI	81	90	32	31
ROHNERT PARK	63	49	45	39
SANTA ROSA	38	56	56	60
SEBASTOPOL	65	92	100	94

*Table 6.*  
**Miscellaneous Fees\***

	SINGLE-FAMILY HOME		MULTI-FAMILY HOME		RESTAURANT	PRINT SHOP
	Grading 100 cu. yds.	Inspection Fee for Public Works	Trench Pavement Restoration 30 sq. ft.	Inspection Fee for Public Works	Inspection Fee for Public Works	Inspection Fee for Public Works
<u>Alameda County</u>	--	--	--	--	--	--
Albany	nc	nc	u	nc	nc	nc
Berkeley	8 min.	na	nc	na	nc	nc
Emeryville	8 min.	u	nc	u	u	u
Fremont	u	nc	Encr.	nc	nc	nc
Hayward	nc	Cost	20	nc	nc	nc
Livermore	10	5.5%	nc	nc	nc	nc
San Leandro	15	15/hr	nc	15/hr	15/hr	20/hr
Union City	75	Encr.	nc	5%	Encr.	Encr.
<u>Contra Costa County</u>	30	2.5%	45	7%	7%	7%
Antioch	23	3%	nc	3%	3%	3%
Clayton	20	300 + 7%	na	na	300 + 7%	na
Concord	28	5%	nc	5%	5%	5%
El Cerrito	10	nc	3	nc	nc	nc
Hercules	10	5.5%	na	na	na	na
Lafayette	30	4.5%	45	4%	7%	7%
Martinez	15	5%	u	nc	nc	nc
Moraga	30	nc	Encr.	nc	7%	7%
Pittsburg	25	3.5%	50	3.5%	3.5%	3.5%

\*See Key at end

Table 6.  
*Miscellaneous Fees (continued)*

	SINGLE-FAMILY HOME		MULTI-FAMILY HOME		RESTAURANT	PRINT SHOP
	Grading 100 cu. yds.	Inspection Fee for Public Works	Trench Pavement Restoration 30 sq. ft.	Inspection Fee for Public Works	Inspection Fee for Public Works	Inspection Fee for Public Works
<u>Marin County</u>	25	150	nc	nc	nc	nc
Corte Madera	15	4%	100	4%	4%	4%
Novato	10	nc	2	nc	nc	nc
San Rafael	30	nc	38	nc	nc	nc
Sausalito	u	5%	u	nc	5%	nc
Tiburon	25	32/hr	u	3%	3%	3%
<u>Napa County</u>	nc	nc	nc	nc	nc	nc
<u>San Francisco County</u>	nc	nc	5	nc	nc	nc
<u>San Mateo County</u>	--	--	--	--	--	--
Burlingame	5.5%	Cost	100	Cost	Cost	Cost
Daly City	u	3%	u	2%	3%	3%
Foster City	25	Cost	nc	Cost	u	Cost
Menlo Park	55	30	45	800	800	800
Pacifica	30	45	u	nc	15/hr	15/hr
Portola Valley	300	nc	na	na	na	na
Redwood City	nc	u	nc	u	u	u
San Bruno	20	nc	na	nc	nc	nc
<u>Santa Clara County</u>	250	na	75	na	na	na
Gilroy	15	20/unit	0	400	800	800

Table 6.  
*Miscellaneous Fees (continued)*

	SINGLE-FAMILY HOME		MULTI-FAMILY HOME		RESTAURANT	PRINT SHOP
	Grading 100 cu. yds.	Inspection Fee for Public Works	Trench Pavement Restoration 30 sq. ft.	Inspection Fee for Public Works	Inspection Fee for Public Works	Inspection Fee for Public Works
Los Altos	nc	200/lot	nc	4%	4%	4%
Los Altos Hills	200	4%	na	na	na	na
Mountain View	PC	4%	40	4.5%	4.5%	4.5%
Palo Alto	nc	3%	3% Cost	3%	3%	3%
San Jose	25	190	nc	10%	10%	10%
Santa Clara	20	4.5%	54	4.5%	4.5%	4.5%
Saratoga	10	25	na	3500	3500	3500
Sunnyvale	23	5%	nc	5%	5%	5%
<u>Solano County</u>	5%	nc	nc	nc	nc	nc
Dixon	nc	2%	u	2%	2%	2%
Fairfield	5%	u	84	PARK	nc	nc
Suisun City	10	Bldg	Bldg	Bldg	Bldg	Bldg
Vacaville	u	6%	Insp	6%	6%	6%
Vallejo	5%	nc	nc	5%	5%	5%
<u>Sonoma County</u>	nc	1%	nc	2%	2%	nc
Cotati	nc	nc	nc	nc	nc	nc
Rohnert Park	nc	75	nc	nc	nc	nc
Santa Rosa	u	u	Cost	u	u	u
Sebastopol	nc	u	nc	u	u	u



KEY:

nc: no cost for that fee

na: not applicable; i.e., the jurisdiction does not perform this service

u: information about this service is unavailable

Cost: the jurisdiction charges the actual cost (in time and materials) of performing this service

15/hr,  
etc: the cost of performing this service is computed at the given hourly rate

3%, etc: the fee is based upon a certain percentage of the value of improvements put in

Encr: the fee is included in the cost of an Encroachment permit

Bldg: the fee is included in the cost of a Building permit

Insp: the fee is included in the cost of the Inspection Fee for public works

PC: the fee is included in the cost of the Plan Check

PARK: the fee is included the cost of the Park fee






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